



201309090119

When recorded return to:

Timothy M. Woodmansee and Alexandria L.
Woodmansee
625 S. Skagit
Burlington, WA 98233

Skagit County Auditor

\$76.00

9/9/2013 Page

1 of

5 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019492

CHICAGO TITLE

620019492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy Bartelt and Theresa Bartelt, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Timothy M. Woodmansee and Alexandria L. Woodmansee,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL09-0254, approved January 12, 2012 and recorded
January 20, 2012 under Auditor's File No. 201201200063, records of Skagit County, Washington.

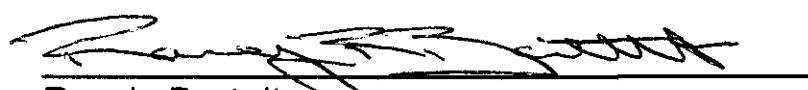
Situated in Skagit County, Washington.

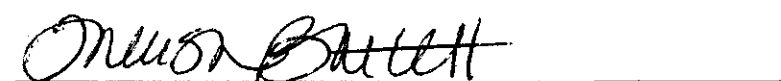
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 130850 / 340424-3-005-0201

Subject to: Covenants, Conditions, Restrictions and Easements of record as more fully described in
Chicago Title Order 620019492, Schedule B, special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: September 6, 2013


Randy Bartelt


Theresa Bartelt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133673

SEP 09 2013

Amount Paid \$ 1,785.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Randy Bartelt and Theresa Bartelt is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEP. 6, 2013

Judith Anne Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 10/29/14



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EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 21, 1967
Auditor's No(s): 704645, records of Skagit County, Washington
In favor of: Skagit Valley Telephone Company
For: Telephone lines
Affects: Southeast Quarter of Section 25, Township 34, Range 4 East of the
Willamette Meridian and West Half of Section 30, Township 34, Range 5
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 28, 1950
Auditor's No(s): 447615, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: A 30 foot wide strip of land affecting a portion of subject property
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 20, 1950
Auditor's No(s): 448497, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: A 30 foot wide strip of land affecting a portion of subject property
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 10, 1982
Auditor's No(s): 8212100052, records of Skagit County, Washington
For: Ingress, egress, drainage and utilities
Affects: A 60 foot wide strip of land
5. Provision set forth in document dated December 27, 1989 and recorded under Auditor's File
No. 9001100116, records of Skagit County, Washington, as follows:

Road that runs through Lot 8 will be moved to conform to lot lines of Lots 2 and 7. Seller
agrees to realign the easement road that benefits Tracts 5, 6, 7 and 8, within a period of 24
months.
6. Declaration of easement, including the terms and provisions thereof:
Recorded: July 10, 1991 and January 31, 2003
Auditor's File No.: 9107100121 and 200301310168, records of Skagit County, Washington
For: Ingress, egress, drainage and utilities
Affects: Over, under, through and across and upon Tracts 1, 4, 5, 6, 7, 10 11 and
13 of Uplands Survey
7. Terms and conditions of Quit Claim Deed:
Dated: January 29, 2003
Recorded: January 31, 2003
Auditor's File No.: 200301310168, records of Skagit County, Washington
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 7, 2003
Auditor's No(s): 200308070125, records of Skagit County, Washington
In favor of: Gary L. Lohman and Gail Lohman
For and Affects: Well Protection Zone Easement in Tract 5 "Uplands"
9. Agreement, including the terms and conditions thereof; entered into;
By: Gary Lohman and Gail Lohman
And Between: Owners and future owners Lots 1 and 2 of Short Plat PL-03-0533 and
Owners and future owners Lots 1 and 2 of Short Plat PL-03-0174
Recorded: October 30, 2003
Auditor's No.: 200310300117, records of Skagit County, Washington
Providing: Road maintenance agreement
10. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement
Agreement;



EXHIBIT "A"

Exceptions (continued)

Recorded: October 30, 2003
Auditor's No(s): 200310300118 and 200310300120, records of Skagit County, Washington

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on The Uplands:

Recording No: 8212140010

And modified by Affidavit of Correction recorded under Auditor's File No. 8212290015.

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL03-0533:

Recording No: 200310300119

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

14. Easement Agreement and the terms and conditions thereof

Recording Date: December 17, 2010
Recording No.: 201012170167

15. Well Easement Covenant and the terms and conditions thereof

Recording Date: December 17, 2010
Recording No.: 201012170165

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL09-0254:

Recording No: 201201200063

17. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: January 20, 2012
Recording No.: 201201200064

18. Protected Critical Area Easement

Recording Date: January 20, 2012
Recording No.: 201201200065

19. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: February 20, 2012



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EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201202290141

20. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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