



201312120066

When recorded return to:
Walter Paul Lawless
PO Box 553
Clearlake, WA 98235

Skagit County Auditor \$75.00
12/12/2013 Page 1 of 4 2:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020319

CHICAGO TITLE 620020319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan D. Gardner and Abigail L. Gardner, 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 Walter Paul Lawless, a single person, as his separate estate

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

Lot B of SKAGIT COUNTY SHORT PLAT NO. PL04-0740, as approved September 26, 2005, and recorded September 26, 2005, under Auditor's File No. 200509260210, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123374 / 340401-0-021-0400

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620020319, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A"

Dated: November 27, 2013

Ryan D. Gardner

Abigail L. Gardner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134970
DEC 12 2013

Amount Paid \$ 5,531.90
Skagit Co. Treasurer
By: *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Arizona

County MoHAVE of MoHAVE

I certify that I know or have satisfactory evidence that Ryan D. Gardner and Apibail L. Gardner 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: December 2, 2013

Lisa Wilson
Name: Lisa Wilson
Notary Public in and for the State of Arizona
Residing at: Kingman AZ
My appointment expires: 5-28-17

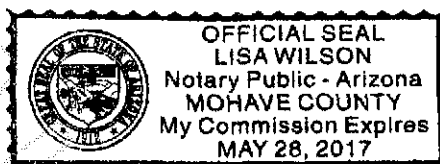


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 5, 1929
Auditor's No(s): 227403, 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: As constructed in Section 1, Township 34 North, Range 4 East of the Willamette Meridian
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 4, 1940
Auditor's No(s): 322474, records of Skagit County, Washington
In favor of: Clear Lake Water Corp.
For: Underground water pipes and water mains
Affects: Section 1, Township 34 North, Range 4 East of the Willamette Meridian
3. Terms, conditions, and restrictions of that instrument entitled Planning and permit Center Lot Certification;
Recorded: December 16, 2003
Auditor's No(s): 200312160127, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 30, 2004
Auditor's No(s): 200404300124, records of Skagit County, Washington
Executed By: Skagit County
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 30, 2004
Auditor's No(s): 200404300123 and 200404300125, records of Skagit County, Washington
In favor of: Cultus View LLC
For: Ingress, egress and utilities
Affects: That portion of said premises delineated as Easement A in said document
6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: August 6, 2004
Auditor's No(s): 200408060131, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 2005
Auditor's No.: 200501100133, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: September 26, 2005
Auditor's No(s): 200509260207, records of Skagit County, Washington
Executed By: Cultus View, LLC
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 26, 2005



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EXHIBIT "A"

Exceptions (continued)

Auditor's No(s): 200509260207, records of Skagit County, Washington
Imposed By: Cultus View, LLC

10. 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. PL04-0740:

Recording No: 200509260210

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: December 6, 2005

Auditor's No(s): 200512060001, records of Skagit County, Washington

Executed By: Cultus View, L.L.C.

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 2007

Recording No.: 200712120027

12. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: May 1, 2007

Recording No.: 200705170001

13. Assessments, if any, levied by Cultus View Improvement Association.

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

15. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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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