201404040092

Skagit County Auditor $75.00
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When recorded return to:
Ryan A. Caplinger and Candice M. Caplinger
25248 Old Day Creek Road
Sedro Woolley, WA 98284

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020905

CHICAGO TITLE
620020905

STATUTORY WARRANTY DEED

THE GRANTOR(S) North Coast Credit Union

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

in hand paid, conveys, and warrants to Ryan A. Caplinger and Candice M. Caplinger, husband and wife, as to Community Property

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

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of Skagit County Short Plat No. 52-73, records of Skagit County, Washington;
thence North 00°24'49" West parallel with the East line of said Short Plat, for a distance of 579.37 feet to the true point of beginning;
thence along said East line, for a distance of 421.22 feet to the South line of the County road known as Old Day Creek Road;
thence North 48°27'58" East along said South line, for a distance of 113.96 feet to the beginning of a tangent curve of 606.62 foot radius, concave Southeasterly;
thence Northeasterly through a central angle of 32°17'31", for a distance of 341.89 feet;
thence South 00°22'47" East, for a distance of 636.62 feet;
thence South 89°17'37" West, for a distance of 391.32 feet to the East line of said Short Plat and the true point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105833 / 340505-2-002-0201

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

20141081
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2014

Amount Paid $ 7107.20
Skagit Co. Treasurer
By MF Deputy

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: April 2, 2014

North Coast Credit Union

BY: Marily Brunk 4/3/14
EVP

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Marily Brunk

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: 4-3-2014

Amy JO Stroud

Name: Amy Jo Stroud
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: 6-9-2017

AMY JO STROUD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-09-17

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EXHIBIT "A"
Exceptions

1. Easement to maintain water mains across said property in favor of Public Utility District No. 1 of Skagit County, as disclosed by various instruments of record

2. Easement for the right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress to and from the same, over and across a strip of land 50 feet in width lying 25 feet on each side of the following described centerline:

   Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian;
   thence South 89 degrees 17'45" West a distance of 451.14 feet to a point;
   thence North 00 degrees 19' West a distance of 884.89 feet to the true point of beginning;
   thence North 42degrees 28'30" East a distance of 343.65 feet to a point;
   thence North 75 degrees 01'30" East a distance of 349.99 feet to a point on the South line of the County road known as the Day Creek Road, less any encroachments on said County road, as granted by Leo J. Pinter and Edith E. Pinter, husband and wife, and Nina V. Sherrill, deceased, to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, by instrument recorded August 14, 1961, under Auditor's File No. 611066, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:	December 12, 1978
Auditor's No.:	892935, records of Skagit County, Washington
In favor of:	Puget Sound Power and Light Company, a Washington corporation
For:	Electric transmission and/or distribution line, together with necessary appurtenances

4. Rights of owners of property adjoining to the South to use a driveway over part of the Eastern portion of said premises.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Daniel D. Taylor and Dorothy L. Tenderholt
Purpose:	Ingress, egress and utility
Recording Date:	April 28, 2009
Recording No.:	200904280001
Affects:	The East 40 feet of said premises

   Said document is a re-recording of Auditor's File No. 9409060069

6. 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.

7. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

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

Skagit county right to farm ordiance:

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

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EXHIBIT "A"

Exceptions
(continued)

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

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