

**When recorded return to:**

Sena Vivian Dailey  
P.O. Box 323  
Neah Bay, WA 98357



201009170102  
Skagit County Auditor

9/17/2010 Page 1 of 5 2:19PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011584

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clair M. Stewart and Heidi Stewart, 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 Sena Lea Vivian Dailey, a single person and John Dailey and Dora Dailey, husband and wife

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

Lots 21 and 22, WHITE FALLS ESTATES, according to the plat thereof, recorded in Volume 8 of Plats, page 75, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P70326, P70325, 4039-000-021-0002, 4039-000-022-0001

Subject to: Restrictions, reservations and easements of record:

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

Dated: September 15, 2010

*Clair M Stewart*

Clair M. Stewart

*Heidi Stewart*

Heidi Stewart

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2841

SEP 17 2010

Amount Paid \$ 396.60  
Skagit Co. Treasurer  
By *mlm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that CLAIR M STEWART AND HEDI STEWART 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: September 15 2010

Name: Marcie K. Paleck  
MARCIE K. PALECK

Notary Public in and for the State of Washington,  
Residing at: Mount Vernon WA

My appointment expires: October 15 2012



UNRECORDED  
ORIGINAL DOCUMENT



201009170102  
Skagit County Auditor

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 24, 1924  
Auditor's No.: 171084, records of Skagit County, Washington  
In favor of: City of Seattle  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 15, 1979  
Auditor's No.: 7905150021, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All roads as shown on said plat together with the exterior 7 feet of the above described lot(s) lying parallel and adjacent to the said road
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
In favor of: USA  
For: Road  
Condemned in: USDC #306  
Affects: A portion of Government Lot 9, Section 12, of the centerline of the existing road more particularly described as follows: Beginning at a point on the East line of Government Lot 9, Section 12, Township 34 North, Range 9 East of the Willamette Meridian, which lies North 00°10'35" East a distance of 113.01 feet from the Southeast corner of said Government Lot 9; thence North 88°22'19" East a distance of 123.47 feet; thence North 26°03'11" West a distance of 233.89 feet; thence South 63°56'49" West a distance of 120.10 feet ending at a point on the East boundary line of the right-of-way of the County road known as the East Sauk Road from which point it is South 63°56'49" West, a distance of 30 feet to the centerline of said East Sauk Road; thence a distance of 45.00 feet in a Southeasterly direction along a 11,459.2-foot radius curve to the right to the P.T. of said curve; thence South 26°03'11" East a distance of 237.84 feet to the South line of said Government Lot 9; thence South 88°22'19" East a distance of 236.55 feet along the South line to the Southeast corner of said Government Lot 9.
  
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 4, 1931  
Auditor's No.: 246920, records of Skagit County, Washington  
In favor of: City of Seattle  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 150 feet wide, being 75 feet on either side of a center line described as follows: Over and across Lot 9 of Section 12, Township 34 North, Range 9 East of the Willamette Meridian, beginning at a point on the South line of said Section 12, which point bears North 88°27'48" West a distance of 2,067.48 feet from the Southeast corner of said Section 12; thence North 10°51'52" West, a distance of 693.97 feet to Engineers Station 668 + 78.46; thence North 18°08'15" West a distance of 2,147.24 feet to Engineers Station 690 + 25.70; thence North 13°52'38" West a distance of 1,445.86 feet to Engineers Station 704 + 71.56; thence North 00°17'14" East a distance of 1,148.8 feet to Engineers Station 716 + 20.4 said point being on the North line of said Section 12, North 88°56'42" West a distance of 3241.67 feet from the Northwest corner of said Section 12.
  
5. Provisions as set forth in various deeds conveying other lots in said plat, which may be a part of a general plan, as follows:  
  
"Purchaser further agrees to pay 1/26th of the price of a water system to be formed and further agrees to grant a 3 foot utility easement for said water system at seller's request."  
  
"Purchaser further agrees to comply with the White Falls Foundation's regulations concerning



**EXHIBIT "A"**  
**Exceptions**

the maintenance of maintaining the creek bank for the welfare of salmon spawning."

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. 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 WHITE FALLS ESTATE:

Recording No: 655573

8. Reasonable Use Exception Determination

Recording Date: December 15, 2009  
Recording No.: 200912150078

9. Plat Lot of Record Certification

Recording Date: October 30, 2009  
Recording No.: 200910300103

10. Certificate of Non-Compliance

Recording Date: December 9, 2009  
Recording No.: 200912090096



## EXHIBIT "B"

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.

