

When recorded return to:

Carolyn Counts
31044 Main St. W.
Lymna, WA 98263



201104120102
Skagit County Auditor

4/12/2011 Page 1 of 3 10:13AM

Filed for record at the request of:



425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012831

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul W. Coneff and Cristina Coneff, 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 Carolyn R. Counts, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, PLAT OF WESTPARK, according to the plat thereof recorded May 31, 2001, under
Auditor's File No. 200105310140 and amended by Affidavit of Minor Correction of Survey recorded
January 7, 2003, under Auditor's File No. 200301070082, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Tax Parcel Number: P118093, 4778-000-011-0000

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Order 620012831, which is attached hereto
and made a part hereof; and Skagit County Right To Farm Ordinance, which is attached hereto and
made a part hereof.

Dated: April 6, 2011

Paul W. Coneff

Cristina Coneff

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1041

APR 12 2011

Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paul W. Coneff and Cristina Coneff are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: April 12, 2011

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 4, 2000
Auditor's No(s): 200012040111, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of all lots

2. Agreement, including the terms and conditions thereof, entered into;
By: James and Terry Cook
And Between: Town of Lyman
Recorded: May 31, 2001
Auditor's No.: 200105310139, records of Skagit County, Washington
Providing: Domestic water with related covenants and agreements
Affects: All of plat

3. Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

Amended by instrument(s):
Recorded: March 22, 2002
Auditor's No(s): 200203220066, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, declared by instrument(s);
Recorded: March 22, 2002
Auditor's No(s): 200203220067, records of Skagit County, Washington
In favor of: Ingress, egress, utilities and maintenance
For: East 25 feet of Lot 10 and other property

5. Easement delineated on the face of said plat;
For: Drainage
Affects: South 10 feet

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 12, 2001
Auditor's No(s): 200109120121, records of Skagit County, Washington

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 22, 2002
Auditor's No(s): 200203220067, records of Skagit County, Washington

8. Notes on the face of the plat, as follows:

All roof footing drains and driveways shall be drained and slopped to the infiltration swale which to be constructed prior to occupancy per detail provided on this plat. (This note pertains to Lots 1, 2, 3, 4, 6, 7 and 10).

Buyer should be aware that the portions of lots 5, 9, 11 and 12 is located in a floodplain.



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SCHEDULE "B"

Residential construction in the floodplain will require elevation of first living floor.

On-site septic has been approved by the Skagit County for conventional system. The approved permit is filed with the County No. 00-0268.

Prior to building permit for Lot No. 9. The barn on Lot No. 9, No. 8, and No. 7, shall be removed or alternative access to be provided for Lot No. 9.

9. Reservations contained in deed:

Recording Date: September 30, 2004
Recording No.: 200409300229
Regarding: Skagit County Right to Farm Ordinance

10. Assessments, if any, levied by City of Lyman.

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

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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.

