



201107110095
Skagit County Auditor

7/11/2011 Page 1 of 5 3:43PM

When recorded return to:

James Jonasson and Tina Jonasson
18808 Fishermans Loop
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013261

CHICAGO TITLE

620013261

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian R Farcy and Jennifer J Farcy, 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 James E Jonasson and Tina M Jonasson, husband and wife

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

Lot 55, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington, including a 2006 72x68 Oakwood manufactured home, Serial Number ALB029691OR, title of which has been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68741, 3990-000-055-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions, Chicago Title Company Order 620013261; and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 8, 2011

Brian R Farcy

Jennifer J Farcy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

205k
JUL 11 2011

3137.80

Amount Paid \$
Skagit Co. Treasurer
By MB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Brian R. Farcy and Jennifer J. Farcy
They 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: 7-8-11

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT. Vernon, WA
My appointment expires: 3-10-13

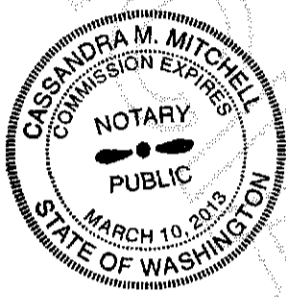


EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. 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 SAMISH RIVER PARK DIVISION NO. 1:

Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, 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
Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 11, 1954
Auditor's No(s): 501365, records of Skagit County, Washington
In favor of: State of Washington, Department of Game
For: The free and unrestricted passage of sport fishermen in order to fish in the Samish River
Affects: A 25 foot strip of land bordering and extending along each side of the Samish River

4. Terms and conditions of Low Flow Mitigation Summary

Recording Date: December 14, 2005
Recording No.: 200512140113

5. Covenants, conditions, and restrictions 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: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

7. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of



EXHIBIT "A"
Exceptions

\$160,206.00;
Dated: December 28, 2005
Recorded: January 5, 2006
Auditor's No.: 200601050062, records of Skagit County, Washington
Grantor: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture
Trustee: United States of America, acting through the State Director, USDA-Rural
Development of Washington State
Beneficiary: The United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture



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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.

