



201107220070

Skagit County Auditor

7/22/2011 Page

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4 3:41PM

**When recorded return to:**

Kirk Hackney and Stephanie Hackney  
23085 Sagers Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013085

**CHICAGO TITLE 620013085**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lee I Shellman and Candyce L Shellman, 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 Kirk Hackney and Stephanie Hackney, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, PLAT OF SAGER'S LANDING, recorded May 23, 2006, under Auditor's File No.  
200605230067, records of Skagit County, Washington, and being a portion of the Northwest  
Quarter of the Southwest Quarter of Section 36, Township 34 North, Range 4 East of the  
Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P124618, 4893-000-002-0000

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: July 20, 2011

Lee I Shellman

Candyce L Shellman

2208  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2011

Amount Paid \$ 4711.32  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that LEE I. SHELLMAN AND CANDYCE L. SHELLMAN  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20, 2011

MARCIE K. PALECK

Marcie Paleck

Name: \_\_\_\_\_  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15, 2012



**EXHIBIT "A"**  
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 SAGER'S LANDING:

Recording No: 200605230067

2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);  
Recorded: May 23, 2006  
Auditor's No(s): 200605230069, records of Skagit County, Washington

3. Private Roadway Maintenance Declaration;  
Recorded: May 23, 2006  
Auditor's File No.: 200605230071, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: May 23, 2006  
Auditor's No(s): 200605230070, records of Skagit County, Washington

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 2, 2006  
Auditor's No(s): 200605020149, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer

6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 5, 2005  
Auditor's No.: 200512050115, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances

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

**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



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**EXHIBIT "A"**  
Exceptions

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

7.

