

When recorded return to:
Norman Haugen and Cindy Haugen
15907 30th Dr SE
Bothell, WA 98012



201110140069
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013937

CHICAGO TITLE
620013937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard J. Friar, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Norman Haugen and Cindy Haugen, husband and wife

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

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

Abbreviated Legal:

Lot(s): LOT 5 SUNNYSIDE BIG LAKE TRACTS TGW VACATED RR PORTION

Tax Parcel Number(s): P69876, 4025-000-005-0008

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

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

Dated: October 12, 2011

Richard J. Friar

2011 3105
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2011

Amount Paid \$ 5790.00
Skagit Co. Treasurer
By *VF* Deputy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69876 and 4025-000-005-0008

Lot 5, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East W.M., which lies between the Northeasterly extensions of both the Northeasterly line of Tract 4 and the Southeasterly line of Tract 5 of the "Assessor's Plat of Sunnyside Big Lake Tracts", according to the plat thereof, recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington, EXCEPT that portion of the Northeasterly 50 feet of said right-of-way which lies between the Northeasterly extension of the Northwesterly line of said Tract 4 and a line drawn at right angles to the centerline of said right-of-way from the Southerly most point of that portion of said Government Lot 1 which lies Easterly of said right-of-way and Westerly of the Montborne McMurray Road commonly known as State Highway No. 9. ALSO EXCEPT that portion thereof conveyed to James A. Smith and Cindy Seidler, a partnership, by deed recorded August 15, 1991, as Auditor's File No. 9108150048, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 15, 1968
Auditor's No(s): 710237, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
2. 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 ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS:

Recording No: 682576
3. 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.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 1979
Auditor's No(s): 895786, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer line(s) 10 foot wide strip located on shore within 50 feet of normal high water
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 1, 2000
Recording No.: 200011010045
Matters shown: Fence
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit County Sewer District.

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.

