

When recorded return to:
Kristopher M McCall and Heather L McCall
40202 HWY 20
Concrete, WA 98237



3/22/2012 Page 1 of 4 11:10AM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013843

CHICAGO TITLE
620013843

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy M. Moore and Keirsten D. Moore, 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 Kristopher M McCall and Heather L McCall **Husband and
Wife**
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 38, "Plat of Wilderness Village, Division No. 1," according to the plat thereof, recorded in
Volume 10 of Plats, Pages 48, 49 and 50, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P78221, 4208-000-038-0008

Subject to:

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

Dated: March 14, 2012

Jeremy M. Moore
Jeremy M. Moore
Keirsten D. Moore
Keirsten D. Moore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 764

MAR 22 2012

Amount Paid \$ 1696.⁰⁰
Skagit Co. Treasurer
By MCM Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
JEREMY M. MOORE AND KEIRSTEN D. MOORE
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: March 21 2012

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



201203220061
Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of
said plat)

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances

3. Note on the face of said plat, as follows:

Tracts A, B and C are intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village.

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al

6. 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: September 7, 2004
Auditor's No(s): 200409070165, records of Skagit County, Washington

Amended by instrument(s):

Recorded: May 5, 2005 and July 23, 2007
Auditor's No(s): 200505050063 and 200707230123, records of Skagit County, Washington

7. Terms, conditions, and restrictions of that instrument entitled Mitigation Plan - Public Water System Wellhead Protection Area;
Recorded: March 26, 2004
Auditor's No(s): 200403260123, records of Skagit County, Washington

8. Dues, charges, and assessments, if any, levied by Wilderness Village Community Association.



EXHIBIT "A"
Exceptions

Skagit 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.



201203220061
Skagit County Auditor