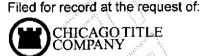
When recorded return to: Stephanie Stewart 3120 R Avenue #1 Anacortes, WA 98221





425 Commercial Mount Vernon, WA 98273 Escrow No.: 620014279

WA0000059 doc / Updated

CHICAGO TITLE 620014279

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack D. McKellar, a married 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 Stephanie Stewart, an unmarried individual

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

Unit 1, HARBOR LIGHTS, Condominiums, according to the Declaration thereof recorded under Auditor's File No. 9208250025 AND Survey Map and Plans thereof recorded in Volume 15 of Condominiums, pages 40 through 43, inclusive, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P101626, 4583-000-001-0000 Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014279; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof. Dated: April 6, 2012 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20121012 APR 1 3 2012 k D. McKellar Amount Paid \$ 2799.60 Treasurer 1 Deputy I certify that I know or have satisfactory evidence that Jack D. Mckellar 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. oril 11th Marcia Name:

My appointment expires:

Residing at:

Notary Public in and for the State of

Sedro-Woode

# **EXHIBIT "A"**

#### **Exceptions**

#### SPECIAL EXCEPTIONS

1. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;

Recorded:

August 25, 1992

Auditor's No.:

9208250025, records of Skagit County, Washington

- Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
- 3. 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 HARBOR LIGHTS, CONDOMINIUM:

Recording No: 9208250024

- 4. City, county or local improvement district assessments, if any.
- 5. Assessments, if any, levied by City of Anacortes.
- 6. Assessments, if any, levied by Harbor Lights Condo Homeowner's Association.

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.

201204130132 Skagit County Auditor

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