

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



201204130132
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.: 620014279

CHICAGO TITLE
62.0014279

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

Jack D. McKellar
Jack D. McKellar

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121022

APR 13 2012

Amount Paid \$ 2799.60
Skagit Co. Treasurer
By mm 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.

Dated: April 11th, 2012



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

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
2. 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.



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