

When recorded return to:
Mark A. Witas and Wendy K. Witas
17166 Sky Ridge Ct.
Mount Vernon, WA 98274



201205070160
Skagit County Auditor

5/7/2012 Page 1 of 4 4:12PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015220

CHICAGO TITLE
620015220

STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard B. Meacham and Victoria V. Henson, 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 Mark A. Witas and Wendy K. Witas, husband and wife

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

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

Lot(s): LOT 35 STOCKFLETH'S SKYRIDGE TGW PTN LOT 2 SKAGIT COUNTY SHORT PLAT
NO. 92-013, as more fully described in Exhibit "A" which is attached hereto and made a part
hereof.

Tax Parcel Number(s): P69781, 4021-000-035-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015220; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 30, 2012

Howard B. Meacham

Victoria V. Henson

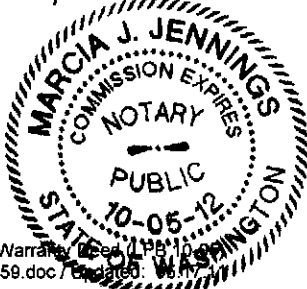
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121295
MAY 07 2012

Amount Paid \$ 5629.80
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Howard B. Meacham and Victoria V. Henson
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 30, 2012



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"

For APN/Parcel ID(s): P69781 and 4021-000-035-0006

Lot 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington.

TOGETHER WITH all that part of Lot 2, Skagit County Short Plat No. 92-013, approved July 10, 1992, recorded July 13, 1992, in Book 10 of Short Plats, pages 98 and 99, under Auditor's File No. 9207130048 and being a portion of the East 1/2 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., said part being more particularly described as follows:

Beginning at the Northwest corner of said Lot 35, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT"; thence Westerly along the Westerly extension of the North line of said Lot 35, a distance of 80.00 feet; thence Southerly parallel with the West line of said Lot 35, a distance of 120.00 feet to the Westerly extension of the South line said Lot 35; thence Easterly along said Westerly extension, a distance of 80.00 feet to the Southwest corner of said Lot 35; thence Northerly along the West line of said Lot 35, a distance of 120.00 feet to the point of beginning.

Situated in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

- 1. Easement, including the terms and conditions thereof, granted by instrument;
 - Recorded: December 23, 1943
 - Auditor's No.: 368018, 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. Easement, including the terms and conditions thereof, granted by instrument;
 - Recorded: August 20, 1956
 - Auditor's No.: 540242, records of Skagit County, Washington
 - In favor of: Public Utility District No. 1 of Skagit County
 - For: Water pipe or pipes, line or lines
 - Affects:

A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88°40' East a distance of 865.50 feet; thence North 63°54' East a distance of 462.80 feet; thence North 18°54' East a distance of 30.60 feet; thence North 85°55' East a distance of 433.25 feet; thence North 83°18' East a distance of 163.40 feet; thence South 03°28' East a distance of 203.30 feet; thence South 30°35' East a distance of 13.00 feet; thence South 59°25' West a distance of 21.00 feet; thence South 00°20' East a distance of 176.20 feet; thence South 05°15' East a distance of 361.30 feet; thence South 26°40' East a distance of 98.20 feet.

- 3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 - Recorded: April 20, 1962
 - Auditor's No.: 620574, records of Skagit County, Washington
 - As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

A. That the afore described premises shall not be used for any commercial, industrial, or business use or purpose.



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EXHIBIT "B"
Exceptions

B. That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.

C. That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

D. That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

4. Agreement, including the terms and conditions thereof, entered into

Recording Date: February 5, 1991
Recording No.: 9102050003
Regarding: Road maintenance

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John B. Oosterhot and Alice Oosterhof
Purpose: Ingress, egress and utilities
Recording Date: January 9, 1975
Recording No.: 812184

6. 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 SKAGIT COUNTY SHORT PLAT NO. 92-013:

Recording No: 9207130048

7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: January 16, 2003
Recording No.: 200301160133

8. Terms and provisions contained in beneficial easement for ingress, egress and drainage recorded August 9, 2004 under Auditor's File No. 200408090133.

9. Covenants, conditions and restrictions 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 in the document

Recording Date: August 9, 2004
Recording No.: 200408090132
As Follows:

"the above described property will be combined or aggregated with contiguous property owned by the Purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

10. Operation and Maintenance Agreement ant the terms and conditions thereof

Recording Date: July 27, 2004
Recording No.: 200407270058

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



EXHIBIT "B"
Exceptions

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.

