

201304120087  
Skagit County Auditor

4/12/2013 Page 1 of 5 1:44PM

When recorded return to:  
Irene Mizell and Michell S. Mizell  
963 Hillcrest Drive  
Burlington, WA 98233

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018156

CHICAGO TITLE  
620018156

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David E. Stafford and Christine A. Stafford, 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 Irene Mizell and Michell S. Mizell, ~~husband and wife~~  
wife and husband  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 70, PLAT OF TINAS COMA, according to the plat thereof recorded August 11, 2000, under  
Auditor's File No. 200008110004, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117105 / 4755-000-070-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620018156, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 5, 2013

David E. Stafford

Christine A. Stafford

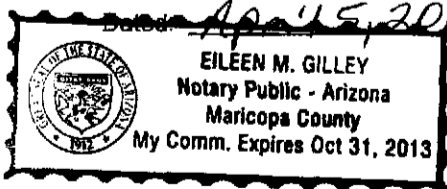
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131298  
APR 12 2013

Amount Paid \$ 5,612.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

State of ARIZONA  
County of MARICOPA

I certify that I know or have satisfactory evidence that  
CHRISTINE A. STAFFORD  
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.



Name: Eileen M. Gilley  
Notary Public in and for the State of ARIZONA  
Residing at: SUN CITY AZ  
My appointment expires: 11-31-13

SPECIAL EXCEPTIONS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that David E. Stafford (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

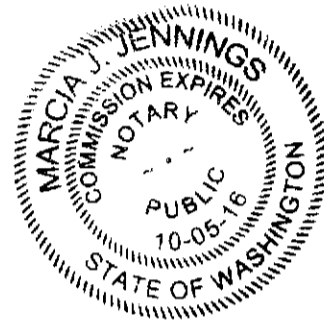
Dated: April 10, 2013

Marcia J. Jennings  
Signature

(Seal or Stamp)

Notary Public in and for the State of WA  
Title

My appointment expires: 10/5/2016



201304120087  
Skagit County Auditor

**SCHEDULE "B"**  
**Special Exceptions**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: Not Disclosed  
Auditor's No(s): 92101, records of Skagit County, Washington  
In favor of: W.R. Morgan  
For: The purpose of laying therein pipe lines and an easement to use said road  
for highway purposes for ingress and egress  
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of  
said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 21, 1962  
Auditor's No(s): 619347, records of Skagit County, Washington  
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington. Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 3, 1967  
Auditor's No(s): 692899, records of Skagit County, Washington  
In favor of: August Bendtsen  
Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. \_\_\_\_\_ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 6, 1977  
Auditor's No(s): 859943, records of Skagit County, Washington  
In favor of: Continental Telephone Company, State of Washington, County of Skagit,  
Nationwide Cablevision, Puget Sound Power and Light  
For: Utility Purposes



**SCHEDULE "B"**  
Special Exceptions

- Affects: That part of Anacortes Street which is as it extends between Tracts 21, 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 21, 1979  
Auditor's No(s).: 7908210054, records of Skagit County, Washington  
In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation  
For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 25, 1994  
Auditor's No(s).: 9410250042, records of Skagit County, Washington  
In favor of: The State of Washington  
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities  
Easement No. 2: Easement for clear and open beam paths  
Affects:  
Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.  
Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81° and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.
7. 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 PLAT OF TINAS COMA:  
Recording No: 200008110004
8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: December 29, 1995  
Auditor's No(s).: 9512290071, records of Skagit County, Washington  
As Follows:  
Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document.
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: August 24, 2000  
Auditor's No(s).: 200008240005, records of Skagit County, Washington  
Executed By: Property Investors, LLC  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: September 2, 2005  
Recording No.: 200509020143
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 24, 2000



## SCHEDULE "B"

### Special Exceptions

Auditor's No(s): 200008240005, records of Skagit County, Washington  
Imposed By: Tina's Coma Homeowners Association

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Burlington.
13. Assessments, if any, levied by Tinas Coma Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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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