

When recorded return to:
Adam James Schuehle and Mindy R. Schuehle
22632 Fieldstone Lane
Mount Vernon, WA 98274



Skagit County Auditor \$74.00
6/12/2013 Page 1 of 3 2:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018834

CHICAGO TITLE
620018834

STATUTORY WARRANTY DEED

THE GRANTOR(S) William W. Ketcheside and Marcia Ketcheside, 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 Adam James Schuehle and Mindy R. Schuehle, husband and
wife

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

Lot 4, PLAT OF ROSARIO TERRACE, as approved on August 19, 2008, and recorded on August
19, 2008, under Auditor's File Number 200808190039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P128213 / 4966-000-004-0000

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

Dated: June 11, 2013

William W. Ketcheside
William W. Ketcheside

Marcia Ketcheside
Marcia Ketcheside

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2 210

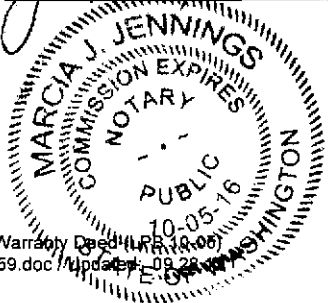
JUN 12 2013

Amount Paid \$ 5,879.⁰⁰
Skagit Co. Treasurer
By mm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
William W. Ketcheside and Marcia Ketcheside
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: June 11, 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 7, 1964
Auditor's No(s): 645104, records of Skagit County, Washington
In favor of: Olympic Pipeline Company, a Delaware corporation
For: Transportation of oil and gas and products thereof
Affects: Said premises

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 554009, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
For: To construct, operate, inspect, maintain, replace and repair pipelines

3. 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: November 17, 2005
Auditor's No(s): 200511170002, records of Skagit County, Washington
Executed By: Rosario Terrace, LLC and Sunset Avenue Rental, LLC

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 8, 2006
Auditor's No.: 200605080164, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

5. 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 ROSARIO TERRACE:

Recording No: 200808190039

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 19, 2008
Auditor's No(s): 200808190041, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area Easement

7. 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: August 19, 2008
Auditor's No(s): 200808190042, records of Skagit County, Washington
Executed By: Landmark Building and Development, Inc.

Modification(s) of said covenants, conditions and restrictions
Recording Date: September 18, 2009
Recording No.: 200909180065

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 19, 2009
Auditor's No(s): 200808190042, records of Skagit County, Washington
Imposed By: Owners Association

Amended by instrument(s):
Recording Date: September 18, 2009
Recording No: 200909180065



EXHIBIT "A"

Exceptions

9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;
Recorded: August 19, 2008
Auditor's No(s): 200808190040, records of Skagit County, Washington
10. Terms, conditions, and restrictions of that instrument entitled Notice to Future Property Owners;
Recorded: April 10, 2009
Auditor's No(s): 20090410072, records of Skagit County, Washington
11. Terms, conditions, and restrictions of that instrument entitled Notice of Non-exclusive private driveway easement;
Recorded: April 24, 2009
Auditor's No(s): 200904240108, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Rosario Terrace Water System.
14. Assessments, if any, levied by Rosario Terrace Owner'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.

