

When recorded return to:

Jeffrey R. Bradford and Karen L. Arnett
4322 Tyler Way
Anacortes, WA 98221



Skagit County Auditor \$74.00
6/19/2013 Page 1 of 3 3:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013878

CHICAGO TITLE
620013878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine Hendrix, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeffrey R. Bradford and Karen L. Arnett, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 56, SKYLINE DIVISION NO. 10, according to the plat thereof, recorded in Volume 9 of Plats,
pages 117 Through 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59966, 3826-000-056-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 11, 2013

Christine Hendrix
Christine Hendrix

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132347

JUN 19 2013

Amount Paid \$ 4366.00
Skagit Co. Treasurer
By *MAN* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Christine Hendrix
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 17, 2013



Kathryn A. Vierling
Name: Kathryn A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 9-01-2014



201306190087

EXHIBIT "A"
Exceptions

1. 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 SKYLINE NO. 10:

Recording No: 753632

2. 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: June 7, 1971

Auditor's No(s): 753631, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Amended by instrument(s):

Recorded: April 19, 2004; June 28, 2005; and January 6, 2006

Auditor's No(s): 200404190151, 200506280155 and 200601060083, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 17, 1984

Auditor's No(s): 8407170036, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument

Recorded: October 24, 1972

Auditor's No.: 775731, records of Skagit County, WA

Imposed by: Skyline Beach Club, Inc.

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

6. Assessments, if any, levied by City of Anacortes.

7. Assessments, if any, levied by Skyline Beach Club, Inc..

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.

