

When recorded return to:
Rafael O'Connor
8217 Avery Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$78.00
7/10/2013 Page 1 of 7 4:14PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018932

CHICAGO TITLE
620018932

STATUTORY WARRANTY DEED

THE GRANTOR(S) James F. Eidson and ^{Ac} ~~Angie~~ M. Eidson, 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 Rafael O'Connor, an unmarried individual

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

PARCEL A:

Lot 12, PLAT OF AVERY LANE, according to the Plat thereof recorded in Volume 17 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of Plat of Avery Lane, according to the Plat thereof recorded in Volume 17 of Plats, Pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

Subject to Sellers' three reservations as described in the addendum, which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P114987 / 4731-000-012-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620018932, Schedule B, Special Exceptions; and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 7, 2013

James F. Eidson

Angie M. Eidson
Angel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132687
JUL 10 2013

Amount Paid \$ 6,235.00
Skagit Co. Treasurer
By *mam* Deputy


STATUTORY WARRANTY DEED
(continued)

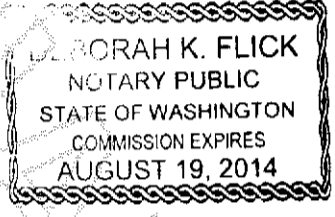
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that James F. Eidson and Angel M. Eidson 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: July 9, 2013


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Holmgren, WA
My appointment expires: 8/9/14



201307100101

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations as contained in instrument;
Recorded: June 22, 1946
Auditor's No.: 393184, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
As Follows: Subject, however, to reservations, if any, in Government grants and subject further to all easements, rights of way and privileges which have been heretofore sold or granted to or condemned or acquired by any municipality, person, firm, corporation or the public

2. Exceptions and reservations as contained in instrument;
Recorded: November 30, 1943
Auditor's No.: 367486, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
As Follows: Subject, however, to reservations, if any, in government grants and subject further to all easements, rights of way and privileges which have been heretofore sold, or granted to or condemned or acquired by any municipality, person, firm, corporation or the public

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: October 22, 1985
Auditor's No(s): 8510220045, records of Skagit County, Washington

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

Granted to: D. David McMillan
Purpose: Sanitary sewer transmission line and/or community drainfield and appurtenances
Recording Date: April 4, 1990
Recording No.: 9004040053
Affects: The exterior 20 feet adjacent to Burlington Northern Railroad

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 SHORT PLAT NO. 93-020:

Recording No: 9307130013

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 PLAT OF AVERY LANE:

Recording No: 9905110004

Affidavit of Minor Correction of Survey
Recorded: June 3, 1999
Auditor's File No.: 9906030050



SCHEDULE "B"

Special Exceptions (continued)

7. Covenants, conditions, and restrictions contained in instrument(s), 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: May 11, 1999
Auditor's No(s): 9905110005, records of Skagit County, Washington
Executed By: Avery Lane P.U.D. Community Association
- AMENDED by instrument(s):
Recorded: May 12, 1999 and March 14, 2000
Auditor's No(s): 9905120057 and 200003140042, records of Skagit County, Washington
8. 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: May 11, 1999
Auditor's No(s): 9905110006, records of Skagit County, Washington
Executed By: Avery Lane P.U.D. Community Association
- Modification(s) of said covenants, conditions and restrictions
Recording Date: July 18, 2008
Recording No.: 200807180138
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 11, 1999
Auditor's No(s): 9905110006, records of Skagit County, Washington
Imposed By: Avery Lane P.U.D. Community Association
10. Agreement, including the terms and conditions thereof, entered into;
By: The developer of the Plat of Avery Lane
And Between: Each lot owner within the service area of Avery lane Division No. II
Recorded: June 11, 2001
Auditor's No. 200106110144, records of Skagit County, Washington
Providing: Avery Lane Division II Water Users Agreement
11. Covenants, conditions, and restrictions contained in instrument(s), 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: April 30, 2001
Auditor's No(s): 200104300084, records of Skagit County, Washington
Executed By: Avery Lane Community Association
As Follows: Water System
- AMENDED by instrument(s):
Recorded: December 9, 2005
Auditor's No(s): 200512090129 and 200512290001, records of Skagit County, Washington
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Avery Lane Community Association.
14. 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.



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SCHEDULE "B"
Special Exceptions (continued)

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.



ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated 5/13/13 1
between O'CONNOR ("Buyer") 2
and James F. & Angie M. Eldson ("Seller") 3
concerning 8217 Avery Lane, Sedro Woolley WA 98284 (the "Property"), 4

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

It is agreed to by both the sellers and buyers that the following provisions will be added to the proposed deed 6
from the sellers to the buyers: 7

"The Grantors hereby reserve for the benefit of Lot 11 of said Plat of Avery Lane a non-exclusive easement 8
for ingress, egress and utilities over, across and under that portion of Lot 12 lying Southerly of the following 9
described line: 10

Begin at the Southwest corner of said Lot 12; thence North 82 degrees 47' 27" East along the Southerly line 11
of said Lot 12 to an angle point in the common boundary between said Lots 11 and 12, said angle point being 12
the True Point of Beginning of this line description; thence continue North 82 degrees 47' 27" East to an 13
intersection with the Northeasterly line of said Lot 12, said point being the Terminus of this line description. 14

The Grantors also reserve exclusive rights for the benefit of the owners of said Lot 11 to approve the type 15
and height of any fence on said Lot 12 placed Southerly of the above described line." 16

PO's Owners of said Lot 11 RESERVES the 17
right to do Basic Maintenance on portion 18
of property Southerly of above line and 19
easement area. 20
21
22

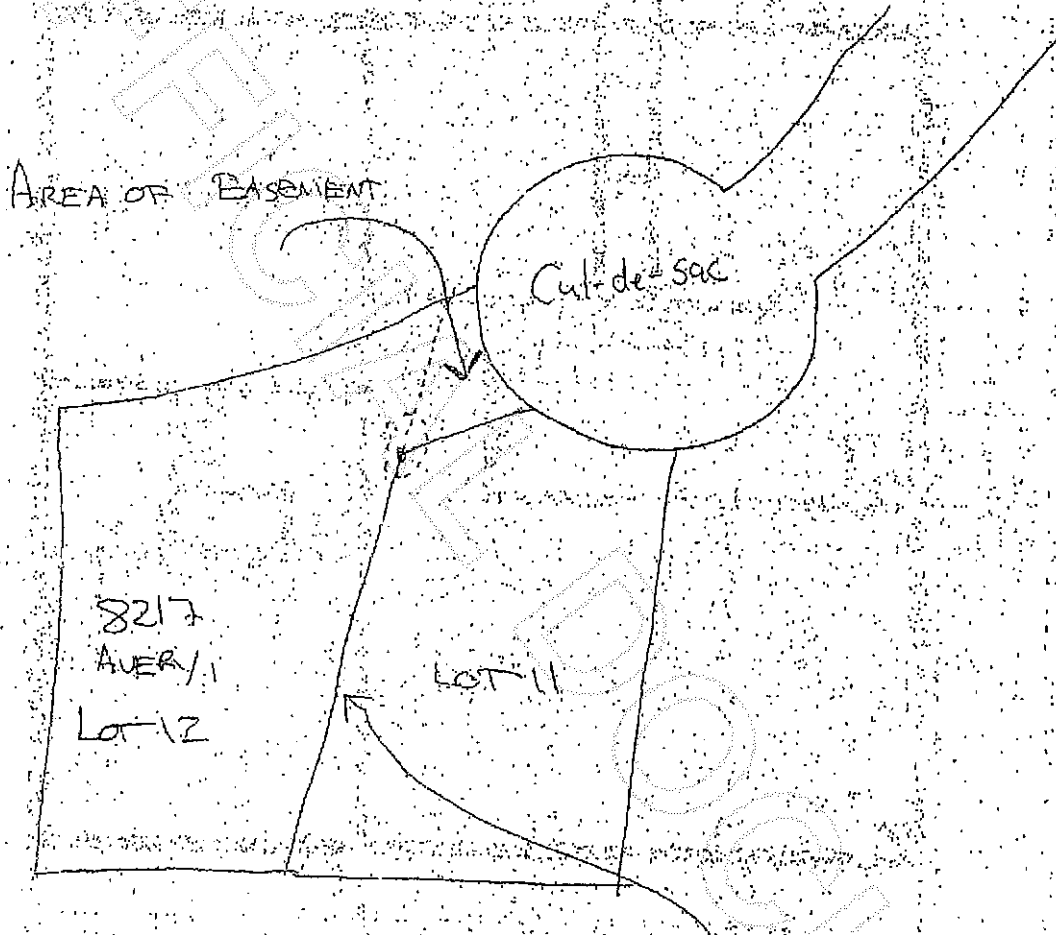
EXAMPLE DIAGRAM MAP ATTACHED AS 23
EXHIBIT B. 24
25
26

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 27
28
29
30
31

* Initials: BUYER: PO Date: 5/13/13 SELLER: JS Date: 5/13/13
BUYER: _____ Date: _____ SELLER: AL Date: 5/15/13



EXHIBIT B



THAT EASEMENT EXTENDS THIS LINE IN A STRAIGHT LINE ACROSS THE DRIVEWAY.

Jan 2 5/16/13
→ Ae RO 5/16/13



201307100101