



201308020125

When recorded return to:  
Cody Sedgwick and Jessica M. Sedgwick  
1108 Curtis Street  
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00  
8/2/2013 Page 1 of 3 10:51AM

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019593

CHICAGO TITLE  
620019593

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Forest Park Estates LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cody Sedgwick and Jessica M. Sedgwick, husband and wife

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

Lot 17, FOREST PARK ESTATES, according to the plat thereof recorded February 11, 2009 under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situated in Skagit County Washington.

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

Tax Parcel Number(s): P128287 / 4980-000-017-0000

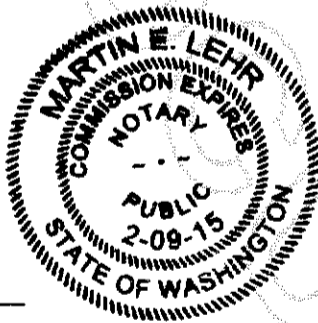
Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 30, 2013

Forest Park Estates LLC  
BY: [Signature]  
John L. Abenroth, Co-Manager  
BY: [Signature]  
Louis H. Requa, Co-Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20133081  
AUG 02 2013

Amount Paid \$ 450.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy



State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that John L. Abenroth and Louis H. Requa are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Managers of Forest Park Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 31, 2013

[Signature]  
Name: MARTIN E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-15

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: April 1, 1921  
Auditor's No.: 148894, records of Skagit County, Washington  
Executed By: State of Washington  
Affects: Northeast Quarter of the Southeast Quarter of Section 16-35N-7E  
As Follows:

Right of State of Washington or it's successor, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Matters disclosed on Survey:  
Recorded: January 31, 1986  
Volume/Page: Volume 6 of Surveys, page 182  
Auditor's File No.: 8601310003
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 20, 1987  
Auditor's No(s): 8704200015, records of Skagit County, Washington  
In favor of: State of Washington, acting by and through the Department of Natural Resources  
For: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials  
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the Northeast Quarter and Southeast Quarter
4. 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. 91-099:

Recording No: 9305280027

5. Terms, conditions, and restrictions of that instrument entitled Variance;  
Recorded: August 11, 1998; August 26, 1998  
Auditor's No(s): 9808110003; 9808260025, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification;  
Between: Skagit County  
And: Louis Requa et al  
Recorded: August 23, 2002  
Auditor's No(s): 200208230147, records of Skagit County, Washington  
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land
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 FOREST PARK ESTATES:



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## SCHEDULE "B"

Recording No: 200902110084

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 17, 2006  
Recording No.: 200607170156
9. Plat Lot of Record Certification
- Recording Date: February 11, 2009  
Recording No.: 200902110085
10. Terms, conditions, and restrictions of that instrument entitled Maintenance Declaration; Auditor's No(s): 200902110086, records of Skagit County, Washington
11. 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: February 11, 2009  
Auditor's No(s): 200902110087, records of Skagit County, Washington  
Executed By: Forest Park Estates, LLC
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 11, 2009  
Auditor's No(s): 200902110087, records of Skagit County, Washington  
Imposed By: Forest Park Estates Homeowner's Association
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by Forest Park Estates Homeowners 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.

