



201308140048

Skagit County Auditor  
8/14/2013 Page 1 of 3 11:23AM \$74.00

When recorded return to:  
Diane Fox  
17413 Blodgett Road  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019566

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3265  
AUG 14 2013

Amount Paid \$ 5,647.60  
Skagit Co. Treasurer  
By *Mmm* Deputy

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Damon D. Schmidt and Mary L. Schmidt, 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 Diane M. Fox, an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Tract 15, PLAT OF RIDGEWOOD, DIVISION NO. 1, according to the plat thereof, recorded in  
Volume 9 of Plats, pages 68 and 69, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 32, Township 34  
North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 15, PLAT OF RIDGEWOOD DIVISION NO. 1, according  
to the plat thereof, recorded in Volume 9 of Plats, pages 68 and 69, records of Skagit County,  
Washington;  
Thence South 89°40'09" East, 30.00 feet along the North line of said Lot 15;  
Thence North 23°30'00" West 45.81 feet to the Easterly right-of-way margin of Blodgett Road;  
Thence Southwesterly along said Easterly right-of-way margin of Blodgett Road to the point of  
beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P68498 / 3984-000-015-0007, P29399 / 340432-0-048-0101

Subject to: Covenants, conditions and easements of record:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 9, 2013

Damon D. Schmidt  
Damon D. Schmidt

Mary L. Schmidt  
Mary L. Schmidt

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that DAMON D. SCHMIDT AND MARY L. SCHMIDT 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: August 9 2013 MARCIE K. PALECK  
Marcie Paleck



Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon, WA  
My appointment expires: October 15 2016



**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 PLAT OF RIDGEWOOD DIVISION NO. 1:

Recording No: 721502

2. Covenants, restrictions, and easements contained in declaration of restrictions, 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: April 27, 1970

Auditor's No.: 738336, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 30, 1986

Auditor's No(s): 8605300058, records of Skagit County, Washington

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

**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.

