



201308230189

Skagit County Auditor \$75.00  
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**When recorded return to:**  
Susanne Woodard  
17315 Olympic Place  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019542 ✓

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Frederick W. Robinson and Ronna L. Robinson, 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 Susanne Woodard, an unmarried person as her separate  
property

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

Lot 22, STOCKFLETH'S SKYRIDGE, ASSESSOR'S PLAT, according to the plat thereof recorded  
in Volume 9 of Plats, page 42, records of Skagit County, Washington;

EXCEPT the West 30 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69766, 4021-000-022-0001

Subject to: Covenants, conditions, restrictions and easements of record, and the Skagit County  
Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 20, 2013

*Frederick W. Robinson*  
Frederick W. Robinson

*Ronna L. Robinson*  
Ronna L. Robinson

20133404  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 23 2013

Amount Paid \$ 5790.00  
By Skagit Co. Treasurer Deputy  
*MF*

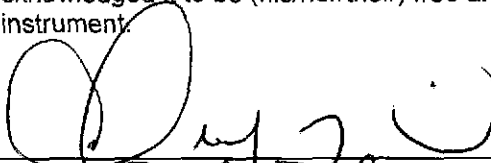
STATUTORY WARRANTY DEED

(continued)

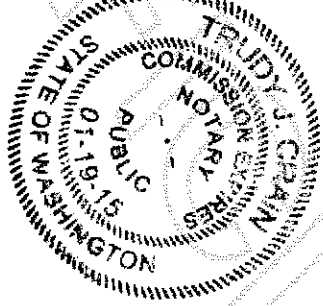
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Fredrick W. Robinson + Louna L. Robinson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-20-13



Name: Tracy J. Cain  
Notary Public in and for the State of WASH  
Residing at: only  
My appointment expires: 1-19-15



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**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 23, 1943  
Auditor's No.: 368018, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 20, 1956  
Auditor's No.: 540242, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipe or pipes, line or lines  
Affects: A strip of land 20 feet in width being 10 feet on each side of the following described centerline: Beginning at a point 1,358.36 feet South and 450.31 feet East of the Northwest corner of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, which point is on the Easterly right-of-way line of the Blodgett Road; thence Easterly bearing South 88 degrees 40' East a distance of 865.50 feet; thence North 63 degrees 54' East a distance of 462.80 feet; thence North 18 degrees 54' East a distance of 30.60 feet; thence North 85 degrees 55' East a distance of 433.25 feet; thence North 83 degrees 18' East a distance of 163.40 feet; thence South 03 degrees 28' East a distance of 203.30 feet; thence South 30 degrees 35' East a distance of 13.00 feet; thence South 59 degrees 25' West a distance of 21.00 feet; thence South 00 degrees 20' East a distance of 176.20 feet; thence South 05 degrees 15' East a distance of 361.30 feet; thence South 26 degrees 40' East a distance of 98.20 feet.

3. Covenants, conditions, and restrictions contained in instrument, 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 20, 1962  
Auditor's No.: 620574, records of Skagit County, Washington  
Executed By: F.H. Stockfleth and Laufey Stockfleth, husband and wife  
As Follows:

Restrictions, reservations, and covenants deemed to be a part of a general plan by reason of their insertion in deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

That the aforescribed premises shall not be used for any commercial, industrial, or business use or purpose.

That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual, normal, and matching outbuildings.

That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.

That an adequate supply of power, electricity, and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district shall be borne and paid by the purchasers.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 11, 2005  
Recording No.: 200505110067  
Matters shown: Fence



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## EXHIBIT "A"

Exceptions  
(continued)

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 27, 2007  
Recording No.: 200704270117

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

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.



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