

When recorded return to:
Benjamin Roberts
23100 Sagers Lane
Mount Vernon, WA 98274



Skagit County Auditor
11/18/2013 Page 1 of 3 10:44AM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019437

CHICAGO TITLE
620019437

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Montiel and Traci L. Montiel, 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 Benjamin Roberts, a single man

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

Lot 7, PLAT OF SAGER'S LANDING, recorded May 23, 2006, under Auditor's File No.
200605230067, records of Skagit County, Washington, and being a portion of the Northwest
Quarter of the Southwest Quarter of Section 36, Township 34 North, Range 4 East of the
Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124623 / 4893-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019437, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30
days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying
the property for a sales price greater than 120% of the short sale price until 90 days from the date of
the deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated: November 13, 2013

Paul Montiel

Traci L. Montiel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134634
NOV 18 2013
Amount Paid \$ 5,165.22
Skagit Co. Treasurer
By *Byman* Deputy

STATUTORY WARRANTY DEED

(continued)

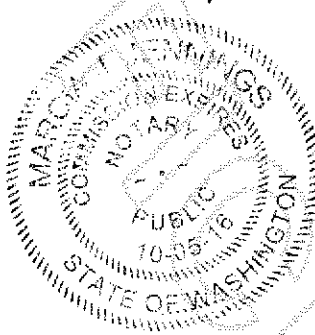
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Paul Montiel and Traci L. Montiel
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: November 14, 2013

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"
Exceptions

SPECIAL 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 SAGER'S LANDING:
Recording No: 200605230067
2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);
Recorded: May 23, 2006
Auditor's No(s): 200605230069, records of Skagit County, Washington
3. Private Roadway Maintenance Declaration;
Recorded: May 23, 2006
Auditor's File No.: 200605230071, records of Skagit County, Washington
4. 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 23, 2006
Auditor's No(s): 200605230070, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 2, 2006
Auditor's No(s): 200605020149, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit County Sewer District No.2.
8. Assessments, if any, levied by Sagers Landing Homeowner's 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.

