

When recorded return to:
Tara L. Montgomery
13834 Seaview Way
Anacortes, WA 98221



201311180093
Skagit County Auditor \$75.00
11/18/2013 Page 1 of 4 1:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020278

CHICAGO TITLE
620020278

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia France, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tara L. Montgomery, a registered domestic partner
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 57, PLAT OF SEAVIEW DIVISION NO. 4, according to the plat thereof, recorded in Volume 17
of Plats, page 72, records of Skagit County, Washington, and recorded June 14, 1999 under
Auditor's File No. 9906140008;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P115967 / 4734-000-057-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Chicago Title Order 620020278, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: November 13, 2013

Patricia A France

Patricia France

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134644
NOV 18 2013

Amount Paid \$ 7,568.22
Skagit Co. Treasurer
By *mem* Deputy


STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Patricia France 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: 11/15/13


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arington WA
My appointment expires: 8/19/14

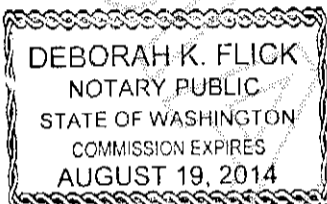


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: June 14, 1999
Auditor's No.: 9906140008, records of Skagit County, WA
In favor of: Del Mar Community Services, Inc., Puget Sound Energy, Cable Television
and Telephone Companies, Div. 4 Seaview Homeowners
Association and their respective successors and assigns
For: Install, lay, construct, renew, operate, maintain and remove utility systems,
lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility
services to the subdivision and other property, together with the right to enter upon
the lots and tracts at all times for the purposes stated

2. 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 SEAVIEW
DIVISION NO. 4.

Recording No: 9906140008

3. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any
covenant 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: June 14, 1999
Auditor's No.: 9906140009, records of Skagit County, WA
Executed by: San Juan Fidalgo Holding Co.

4. Stormwater System Maintenance Plan
Recorded: June 14, 1999
Auditor's No.: 9906140010

5. Terms and conditions of contract thereof, entered into
By: O. B. McCorkle and Esther M. McCorkle, husband and wife; and
And between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Providing: Among other matters, for the development of the water system and other
facilities and issuance of certificates of membership

6. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed by: Del Mar Community Services, Inc.

7. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any
covenant 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: July 15, 1992
Auditor's No.: 9207150054, records of Skagit County, WA

AMENDMENT thereto;
Recorded: July 30, 1992
Auditor's No.: 9207300187, records of Skagit County, WA

8. Agreement, including the terms and conditions thereof, entered into
By: San Juan Fidalgo Holding Co., Inc., etal
And between: Del Mar Community Services Inc.
Recorded: April 13, 1990



EXHIBIT "A"

Exceptions (continued)

- Auditor's No.: 9004130116, records of Skagit County, WA
Providing for: Cost for water services and future memberships
- AMENDMENT to Agreement
Recorded: June 28, 1991
Auditor's No.: 9106280127, records of Skagit County, WA
9. Declaration of Easement and the terms and conditions thereof:
Recorded: May 12, 1995
Auditor's No.: 9505120088, records of Skagit County, WA
10. Franchise, including the terms and conditions thereof,
Recorded: January 24, 1995
Auditor's No.: 9501240061, records of Skagit County, WA
In favor of: Del Mar Community Services, Inc.
For: Water utilities, for a period of 25 years
11. Decision approving final plat, including the terms and conditions thereof
Recorded: June 8, 1995
Auditor's No.: 9506080045, records of Skagit County, WA
- Order clarifying decision
Recorded: July 10, 1995
Auditor's No.: 9507100108, records of Skagit County, WA
- Order granting extension
Recorded: January 2, 1996
Auditor's No.: 9601020083, records of Skagit County, WA
- Order denying motion for extension
Recorded: February 6, 1996
Auditor's No.: 9602060039, records of Skagit County, WA
- Order granting extension
Recorded: November 7, 1997
Auditor's No.: 9711070076, records of Skagit County, WA
12. Agreement, including the terms and conditions thereof, entered into
By: San Juan Fidalgo Holding Co., Inc., a Washington corporation, et al
Recorded: July 31, 1992
Auditor's No.: 9207310039, records of Skagit County, WA
Providing: Stipulation For Rejection of Executory Contract
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Del Mar Community Services.
15. Assessments, if any, levied by Seaview Homeowner's Association.
16. 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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