



201312230121

Skagit County Auditor \$74.00  
12/23/2013 Page 1 of 3 3:47PM

When recorded return to:  
Ron Peterson and Karla Peterson  
39602 Baker Loop Road  
Concrete, WA 98237

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020559

20135123  
CHICAGO TITLE SKAGIT COUNTY WASHINGTON  
COMPANY OF WASHINGTON REAL ESTATE EXCISE TAX

DEC 23 2013

CHICAGO TITLE  
620020559

Amount Paid \$ 1429.00  
Skagit Co. Treasurer  
By 100 Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) George W. McKay and Anna B. McKay, 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 Ron Peterson and Karla Peterson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 58, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume  
9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Together with that certain 1971 STATL Manufactured Home, 44CT/25, VIN 1822, License Number  
V73502.

Tax Parcel Number(s): P68748 / 3990-000-058-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Order 620020559, Schedule B, Special Exceptions; and Skagit County Right To Farm  
Ordinance, which are attached hereto and made a part hereof.

Dated: December 20, 2013

*George W. McKay by Judith Mary Sauer, his attorney in fact.*  
George W. McKay  
By: Judith Mary Sauer, his Attorney in Fact

*Anna B. McKay by Judith Mary Sauer her attorney in fact*  
Anna B. McKay  
By: Judith Mary Sauer, her Attorney in Fact

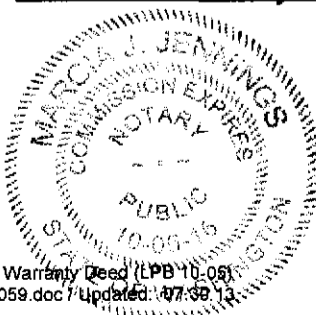
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Judith Mary Sauer is the person(s) who  
appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated  
that she was authorized to execute the instrument and acknowledged it as the Attorney in Fact for  
George W. McKay and Anna B. McKay to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument.

Dated: December 23, 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"

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 SAMISH RIVER PARK DIVISION NO. 1:

Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 10, 1929  
Auditor's No(s): 225812, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 11, 1954  
Auditor's No(s): 501365, records of Skagit County, Washington  
In favor of: State of Washington, Department of Game  
For: The free and unrestricted passage of sport fishermen in order to fish in the Samish River  
Affects: A 25 foot strip of land bordering and extending along each side of the Samish River

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998  
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 15, 1967  
Auditor's No(s): 703232, records of Skagit County, Washington

7. Assessments, if any, levied by Samish River Park, Inc..

8. 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.



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**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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