



201401210097

Skagit County Auditor \$75.00
1/21/2014 Page 1 of 4 2:59PM

When recorded return to:
Ryan A. Gaither and Brittany A. Gaither
104 Brittany Street
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020542

CHICAGO TITLE
620020542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paula D. Sager, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan A. Gaither and Brittany A. Gaither, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 5, PLAT OF SAGER'S LANDING PL 04-0624, 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.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across Sager's Lane as shown on the face of PLAT OF SAGER'S LANDING PL 04-0624, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington and as established and declared in Agreement recorded May 23, 2006, under Auditor's File No. 200605230070, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124621 / 4896-000-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020542, Schedule B, Special Exceptions, and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 14, 2014

Paula D. Sager
By Gaelyn Couch, Her Attorney in Fact
Paula D. Sager
By: Gaelyn C. Couch, her Attorney in Fact

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014218
JAN 21 2014**

Amount Paid \$ 1,874.⁰⁰
Skagit Co. Treasurer
By *them* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

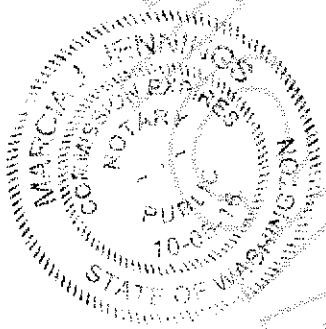
I certify that I know or have satisfactory evidence that Gaelyn C. Couch

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Paula D. Sager to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 16, 2014

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley WA
My appointment expires: 1/5/2016



201401210097

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 SAGER'S LANDING:
Recording No.: 200605230067
2. Plat Lot of Record Certification and the terms and conditions thereof
Recording Date: May 23, 2006
Recording No.: 200605230068
3. 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
4. Private Roadway Maintenance Declaration;
Recorded: May 23, 2006
Auditor's File No.: 200605230071, records of Skagit County, Washington
5. 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
6. 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
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 5, 2005
Auditor's No.: 200512050115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 1, 2009
Recording No.: 200912010061
Matters shown: Possible encroachment of a fence onto the premises adjacent on the West by an undisclosed amount
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County Sewer District No.2.
11. 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.



SCHEDULE "B"

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.

