

When recorded return to:
Peter Wesley Chapman and Linda Barbara
Chapman
6441 Ershig Road
Bow, WA 98232



Skagit County Auditor \$74.00
2/18/2014 Page 1 of 3 1:27PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020123

CHICAGO TITLE
620020123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Travis Schwetz and Kelly L. Schwetz, 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 Peter Wesley Chapman and Linda Barbara Chapman, husband
and wife

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

Tract 1, SHORT PLAT NO. 91-032, approved May 29, 1991, recorded June 13, 1991, in Book 9 of
Short Plats, page 376, under Auditor's File No. 9106130022, records of Skagit County,
Washington and amended by Correction Survey of Lot 1 of Short Plat No. 91-032, recorded July
17, 1996 under Auditor's File No. 9607170135, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118035 / 350301-2-002-0400; P33578 / 350301-2-002-0009; P121430 /
350301-2-002-0500

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020123, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 13, 2014

Peter Travis Schwetz
Peter Travis Schwetz
Kelly L. Schwetz
Kelly L. Schwetz

State of Washington
County of Skagit

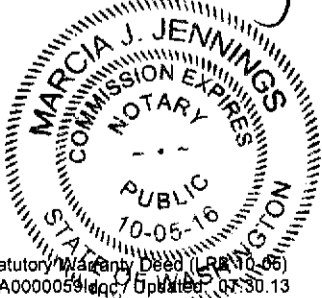
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014509
FEB 18 2014

Amount Paid \$ 11,578.⁰⁴
Skagit Co. Treasurer
By nm Deputy

I certify that I know or have satisfactory evidence that
Peter Travis Schwetz and Kelly L. Schwetz
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: February 14, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016

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 SKAGIT COUNTY SHORT PLAT NO. 91-032:
Recording No.: 9106130022
Amended by Correction Survey of Lot 1 of Short Plat No. 91-032 recorded under Auditor's File No. 9607170135
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: June 13, 1991 and July 17, 1996
Recording No.: 9106130032 and 9607170135
Matters shown: Encroachment of a fence onto property adjacent to the North by approximately 7 feet
3. Protected Critical Area Site Plan and the terms and conditions thereof
Recording Date: August 22, 2011
Recording No.: 201108220057
4. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof
Recording Date: July 20, 2005
Recording No.: 200507200072
5. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: December 10, 1973
Recording No.: 794266
Continuance:
Recording Date: January 1, 2004
Recording No.: 200401060007

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

6. City, county or local improvement district assessments, if any.
7. 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.
8. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Reciprocal Easement Agreement
Executed by and between: Peter Travis Schwetz and Kelly L. Schwetz and Fredrick W. Livingstone and Janet L. Livingstone
Purpose: Use, Egress and Access to the Driveway, Improvements with Maintenance and Repair
Recording Date: January 31, 2014
Affects: Lots 1 and 2



201402180090

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.

