

When recorded return to:  
Gary Jerrit and Wanda Jerrit  
4018 Coral Root Place  
Anacortes, WA 98221



Skagit County Auditor 4/1/2014 Page 1 of 3 10:46AM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021148

CHICAGO TITLE  
620021148

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Charles Bullis and Celeste Herman Johnson, 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 Gary Jerrit and Wanda Jerrit, husband and wife

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

Lot 8, PLAT OF CASTILLEJA BLUFF, according to the Plat thereof recorded December 9, 2005  
under Auditor's File No. 200512090181, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123802 / 4878-000-008-0000

Subject to: Covenants, conditions, restrictions, and easements of record as more fully described in  
Chicago Title Company Order 620021148, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 28, 2014

[Signature]  
David Charles Bullis

[Signature]  
Celeste Herman Johnson

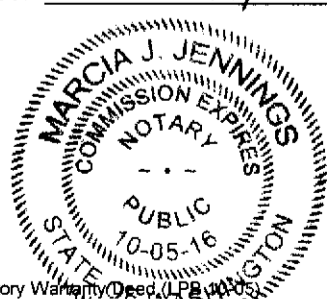
2014 1030  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 01 2014  
Amount Paid \$ 3271.30  
By NF Skagit Co. Treasurer Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that David Charles Bullis and Celeste Herman Johnson  
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: March 31, 2014



[Signature]  
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. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 8, 1977  
Auditor's No(s): 850635, records of Skagit County, Washington  
In favor of: The City of Anacortes, a municipal corporation  
For: Concentrated drainage of water storage facilities  
Affects: A portion of said premises
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 ANACORTES SHORT PLAT NO. ANA 02-003:

Recording No: 200211220122

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 22, 2002  
Recording No.: 200211220122

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 20, 2005  
Recording No.: 200509200014

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2013  
Recording No.: 201308230003

4. 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 CASTILLEJA BLUFF:

Recording No: 200512090181

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 20, 2005  
Auditor's No(s): 200506200173, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated.

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 28, 2005  
Recording No.: 200512280230

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 2006  
Recording No.: 200608180160



## SCHEDULE "B"

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 20, 2005  
Auditor's No.: 200506200173, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: November 7, 2006  
Auditor's No(s): 200611070124, records of Skagit County, Washington  
For: View easement  
Affects: Northeasterly portion of said premises
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by Skyline Beach Club, Inc..
12. Assessments, if any, levied by Sands Short Plat Homeowner's Association.
13. Assessments, if any, levied by Castilleja Bluff 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.



201404010015