



201404250072

When recorded return to:
John G. McKelvie and Nancy A. McKelvie
5307 Sterling Drive
Anacortes, WA 98221

Skagit County Auditor \$73.00
4/25/2014 Page 1 of 2 1:51PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021195

CHICAGO TITLE
620021195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lavern Ghan and Daphne A. Ghan, 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 John G. McKelvie and Nancy A. McKelvie, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 67, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, Pages 54 and
55, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P59172, 3819-000-067-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021195, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 22, 2014

Lavern Ghan
Lavern Ghan

Daphne A. Ghan
Daphne A. Ghan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

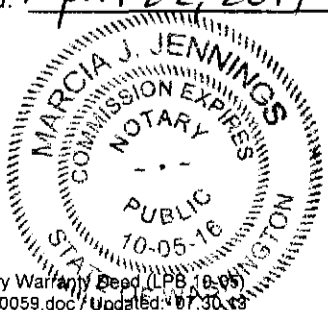
20141392
APR 25 2014

Amount Paid \$ 5,138.⁵²
Skagit Co. Treasurer
By Mam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Lavern Ghan and Daphne A. Ghan
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: April 22, 2014



Marcia Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woodley, 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 **PLAT OF SKYLINE NO. 3:**

Recording No: 716497

2. Covenants, conditions, restrictions and easements 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: August 12, 1968
Recording No.: 716889

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: May 18, 1977
Recording No.: 856696

Amended by instruments recorded July 28, 2009 & August 29, 2013, under Auditor's File Nos. 200907280031 & 201308290044

4. Assessments, if any, levied by City of Anacortes.
5. City, county or local improvement district assessments, if any.

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.

