

201405300069

Skagit County Auditor

5/30/2014 Page

1 of

\$75.00

4 11:30AM

When recorded return to:  
Joseph Fraley and Jana Fraley  
3524 Ridge Court  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021294

CHICAGO TITLE  
620021294

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marie L. Nielsen, An unmarried person, as her separate estate and as surviving spouse of Edward C. Nielsen, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joseph Fraley and Jana Fraley, husband and wife

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

Lot 8, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, Washington.

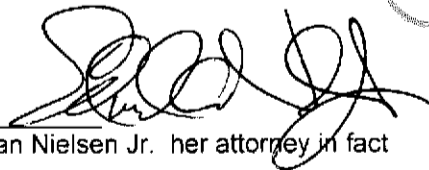
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P105889, 4634-000-008-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 23, 2014

Marie L. Nielsen by   
Marie L. Nielsen by Edward Christian Nielsen Jr. her attorney in fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20141852

MAY 30 2014

Amount Paid \$ 4,455.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

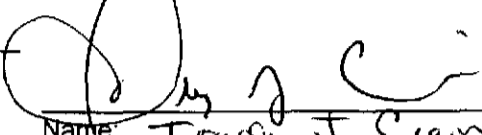
(continued)

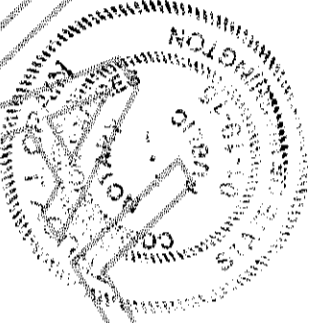
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Edward Christian Nielsen Jr

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 Power of Attorney of Marie L. Nielsen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-29-14

  
Name: Tracy J Cram  
Notary Public in and for the State of Wash  
Residing at: Wash  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1992  
Auditor's No.: 9209170092, 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  
Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat
  
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 **PARK RIDGE DIVISION II:**  
  
Recording No: 9408110044
  
3. Agreement, including the terms and conditions thereof, entered into;  
By: Jeanne McNeil  
And Between: T.H.S., Inc.  
Recorded: February 3, 1993  
Auditor's No.: 9302030154, records of Skagit County, Washington  
Providing: Access and utilities
  
4. Agreement, including the terms and conditions thereof, entered into;  
By: City of Mount Vernon, a municipal corporation  
And Between: T.H.S., Inc.  
Recorded: October 19, 1993  
Auditor's No.: 9310190066, records of Skagit County, Washington  
Providing: Power of attorney and agreement regarding information of local improvement district
  
5. Covenants, conditions, easements, 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 31, 1994  
Auditor's No(s): 9408310034, records of Skagit County, Washington  
Executed By: THS, Inc., a Washington corporation  
  
Said instrument is a re-recording of instrument (s);  
Recorded: October 22, 1993  
Auditor's File No(s): 9310220090, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: August 31, 1994  
Auditor's No(s): 9408310035, 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 31, 1994  
Auditor's No(s): 9408310034, records of Skagit County, Washington  
Imposed By: The Summer Ridge Owners' Association  
  
Said instrument is a re-recording of instrument (s);  
Recorded: December 22, 1993  
Auditor's File No(s): 9312220090, records of Skagit County, Washington
  
7. City, county or local improvement district assessments, if any.



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**EXHIBIT "A"**

Exceptions  
(continued)

8. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.
9. Liability to future assessments, if any, levied by City of Mount Vernon.

**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.

