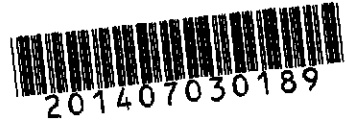


When recorded return to:  
Bradley R. Strouf and Debra S. Strouf  
9677 Cougar Lane  
Sedro Woolley, WA 98284



Skagit County Auditor  
7/3/2014 Page 1 of 3 3:18PM \$74.00

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20142384  
JUL 03 2014

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Amount Paid \$ 2,319.<sup>00</sup>  
Skagit Co. Treasurer  
By *rum* Deputy

Escrow No.: 620021546

CHICAGO TITLE  
620021546

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin D. Eckert, a single man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Bradley R. Strouf and Debra S. Strouf, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

#### PARCEL A:

The East 150 feet of the South 75 feet of the North 300 feet of Tract 14, DEITER'S ACREAGE,  
according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County,  
Washington;

EXCEPT that portion lying Westerly of the Easterly line of that certain easement as described in  
Decree entered in Skagit County Superior Court Cause No. 88-2-00227-7, said easement being 14  
feet 7 inches on either side of a centerline described as follows:

Commencing at the Southwesterly corner of Tract 14, Deiter's Acreage, according to the plat  
thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, and shown  
on Survey filed in Book 7 of Surveys, page 134, records of Skagit County, Washington;  
Thence North 89°52'00" East a distance of 1.00 feet along the Southerly line of said Tract 14 to the  
true point of beginning for said centerline;  
Thence North 02°21'47" West a distance of 649.04 feet to the Northerly line of said Tract 14 and  
the terminus of said centerline, said terminus also being North 89°36'34" East a distance of 7.29  
feet from the Northwesterly corner of said Tract 14.

#### PARCEL B:

An easement for roadway over and across the East 14 feet 7 inches of Tract 15 of said plat, and  
over the West 14 feet 7 inches of said Tract 14, as created and established by instrument dated  
August 11, 1969, recorded September 17, 1969, under Auditor's File No. 731120, records of  
Skagit County, Washington, as modified by Decree entered in Skagit County Superior Court Cause  
No. 88-2-00227-7, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64968, 3899-000-014-0200

STATUTORY WARRANTY DEED  
(continued)

Subject to

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

Dated: July 1, 2014

Kevin D. Eckert

State of Washington  
County of Skagit

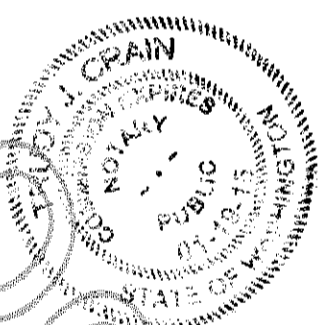
I certify that I know or have satisfactory evidence that

Kevin D. Eckert

\_\_\_\_\_ 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: 7-1-14

Name: Tracy J. Crain  
Notary Public in and for the State of Washington  
Residing at: Skagit  
My appointment expires: 1-1-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1969  
Auditor's No.: 731120, records of Skagit County, Washington  
In favor of: Charles F. Butt and Patricia Butt, husband and wife  
For: Ingress and egress  
Affects: Parcel B and other property
  
2. Agreement, including the terms and conditions thereof, entered into;  
By: Charles F. Butt and Patricia Butt, husband and wife  
And Between: George L. Early and Pansy D. Early, husband and wife  
Recorded: September 17, 1969  
Auditor's No.: 731120, records of Skagit County, Washington  
Providing: Both parties and/or their assignees shall be equally responsible for the installation, maintenance and repair of any roadway on the aforementioned parcels of real estate
  
3. Those matters disclosed by Survey recorded in Volume 7 of Surveys, page 134, under Auditor's File No. 8712110012, records of Skagit County, Washington, as follows:
  - A. Misplaced fence lines in Lot 14;
  - B. Garage encroachment in Lot 14; and
  - C. There is an apparent discrepancy between the platted North-South lot lines and the occupation lines as evidenced by the existing North-South fences, by the concrete and stone pillars shown hereon, by the location of the joint access road, and by conversations with adjoining owners.
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: David O. Benson and Pian M. Benson, husband and wife  
Purpose: Water line  
Recording Date: December 15, 2010  
Recording No.: 201012150051
  
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.



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