



201407300033

When recorded return to:
Aaron Cohen
2311 Montgomery Place
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
7/30/2014 Page 1 of 3 11:27AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021741

CHICAGO TITLE
620021741

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Forsythe and Lisa Forsythe, 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 Aaron Cohen, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lots 52 and 53, BIG LAKE WATER FRONT TRACTS, as more fully described in
Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P62042 / 3862-000-053-0114

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021741, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 25, 2014

David Forsythe
David Forsythe
Lisa Forsythe
Lisa Forsythe

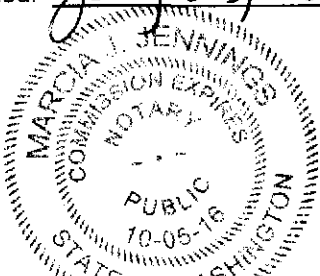
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2718
JUL 30 2014

Amount Paid \$ 2,959.80
Skagit Co. Treasurer
By M. W. [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
David Forsythe and Lisa Forsythe
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: July 25, 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Adjoining property owners, their heirs and /or assigns
Purpose: Ingress, egress, utilities and community access
Recording Date: July 23, 1964
Recording No.: 653573
Affects: the Northeasterly 15 feet of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewer with necessary appurtenances
Recording Date: January 29, 1979
Recording No.: 895617
Affects: A portion of said premises
3. 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 BIG LAKE WATER FRONT TRACTS:
Recording No: 95061
4. Plat Lot of Record Certification and the terms and conditions thereof
Recording Date: July 24, 2009
Recording No.: 200907240109
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit County Sewer District No. 2.
8. 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.



201407300033

EXHIBIT "A"

Order No.: 620021741

Parcel A:

That portion of Lots 52 and 53, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Southeasterly line of Lot 52 and the Northeasterly line of the County road known as H.C. Peters Road;
Thence North 55 degrees 02' West along said County road 15.17 feet;
Thence North 26 degrees 22' East 187.02 feet;
Thence South 63 degrees 38' East 112.62 feet;
Thence South 26 degrees 22' West 204.06 feet to the Northeasterly line of the H.C. Peters Road;
Thence North 55 degrees 02' West along said road 98.73 feet to the point of beginning.

Parcel B:

An easement for ingress, egress and utilities, and community access as established by instrument recorded under Auditor's file No. 653573, records of Skagit County, Washington;
EXCEPT that portion of said easement which lies within the above described main tract.

All situated in Skagit County, Washington.



201407300033

Skagit County Auditor
7/30/2014 Page

3 of

\$74.00
3 11:27AM