



201408280025

Skagit County Auditor

\$75.00

8/28/2014 Page

1 of

4 11:17AM

When recorded return to:  
Bret Thornton and Ingrid Thornton  
23688 Dalacy Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021852

CHICAGO TITLE  
020021852

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry L. Spry and Sandra Joy Spry, 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 Bret Thornton and Ingrid Thornton, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Portion of Tracts 38 and 39, "BIG LAKE WATERFRON TRACTS", as more fully described in  
Exhibit "A" which is attached hereto and made a part hereof.

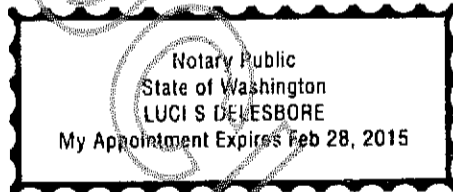
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62022 / 3862-000-039-0105

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Order 620021852, Schedule B, Special Exceptions; and Skagit County Right To Farm  
Ordinance, which are attached hereto and made a part hereof.

Dated: August 21, 2014

Larry L. Spry  
Larry L. Spry  
Sandra Joy Spry  
Sandra Joy Spry



State of WASHINGTON  
COUNTY of Kitsap

I certify that I know or have satisfactory evidence that  
LARRY L. SPRY, SANDRA JOY SPRY  
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: August 26<sup>TH</sup> 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143148  
AUG 28 2014

Luci S. Delesbore  
Name: LUCI S. DELESBORE  
Notary Public in and for the State of WA  
Residing at: SUQUAMISH 98392  
My appointment expires: 2.28.2015

Amount Paid \$ 1429.<sup>00</sup>

Statutory Washington  
WA000000.doc / Updated: 07.30.13  
Skagit County Treasurer  
Deputy

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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: Ingress and egress to pump station site and maintenance of said pump station  
Recording Date: June 26, 1981  
Recording No.: 8106260069
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 sewers  
Recording Date: July 10, 1984  
Recording No.: 840700026
3. 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: Ingress and egress to a pump station site  
Recording Date: July 10, 1984  
Recording No.: 8407100027
4. 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: Ingress and egress to sewer pump station site and maintenance of said pump station  
Recording Date: May 16, 1996  
Recording No.: 9605130097
5. Boundary Line Adjustment Quit Claim Deed  
Recording Date: October 1, 1997  
Recording No.: 9710010107  
As Follows:  
"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot"
6. Record of Survey, affect if any  
Recording Date: January 31, 2000  
Recording No.: 200001310003
7. Variance 00-0193 Findings of Fact, Conclusions of Law, and Decision and the terms and conditions thereof  
Recording Date: November 9, 2000  
Recording No.: 200011090094
8. Variance 01-0229 Findings of Fact, Conclusions of Law and Decision and the terms and conditions thereof  
Recording Date: July 30, 2001  
Recording No.: 200107300195
9. Record of Survey  
Recording Date: July 23, 2009  
Recording No.: 200907230171  
Affects: Portion of said premises
10. 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, 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 in the document  
Recording Date: September 10, 2009  
Recording No.: 200909100091  
As Follows:  
this boundary adjustment is not for the purposes of creating an additional building lot.



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**SCHEDULE "B"**  
Special Exceptions  
(continued)

11. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: February 4, 2011  
Recording No.: 201102040004

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by Skagit County Sewer District No. 2.

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.



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EXHIBIT "A"

Order No. 620021852

That portion of Tracts 38 and 39, "BIG LAKE WATERFRON TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the H.C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022 and lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Tract 39;  
Thence Northeasterly, along the Southerly line of said Tract 39, a distance of 75 feet to the TRUE POINT OF BEGINNING of this line description;  
Thence Northwesterly, at right angles to said South line of Tract 39, to the Southerly right of way line of the H. C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description;

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

TOGETHER WITH that portion of the following described Tract "X" lying Westerly of the Southwesterly right-of-way margin of West Big Lake Boulevard:

TRACT "X"

Lot 40, BIG LAKE WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT those portions conveyed to Skagit County for road purposes by deeds dated May 10, 1920 and April 21, 1947 under Auditor's File Numbers 145101 and 403573, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Garden Drive and any portion of Tracts 40 and 45, BIG LAKE WATERFRONT TRACTS lying Northeasterly of the Northeasterly right-of-way margin of West Big Lake Boulevard and Northwesterly of the following described line:

Beginning at the Northwest corner of said Lot 40 Plat of Big Lake Waterfront Tracts;  
Thence North 78 degrees 11'56" East along the North line of said Lot 40 for a distance of 370.26 feet, more or less, to the Northeasterly right-of-way margin of West Big Lake Boulevard;  
Thence South 55 degrees 02'00" East along the Northeasterly margin for a distance of 131.50 feet to the TRUE POINT OF BEGINNING of said line description;  
Thence North 52 degrees 26'11" East for a distance of 76 feet, more or less, to the shoreline of Big Lake and being the terminus of said line description.

Situated in Skagit County, Washington

