



201411180093

Skagit County Auditor
11/18/2014 Page

1 of 3 1:29PM \$74.00

When recorded return to:
Michael D. Moree
22546 Mosier Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022488

CHICAGO TITLE
620022488

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerry A. Brock and Lynnette D. Brock, 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 Michael D. Moree, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 97-0003, approved May 12, 1998 and recorded May 13, 1998 under Auditor's File No. 9805130062, in Volume 13 of Short Plats, page 124, records of Skagit County, Washington; being a portion of the North Half of Section 11, Township 35 North, Range 4 East of the Willamette Meridian,

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113139 / 350411-2-002-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022488, Schedule B, Special Exceptions, which are attached hereto.

Dated: November 13, 2014

Jerry A. Brock
Jerry A. Brock
Lynnette D. Brock
Lynnette D. Brock

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144356
NOV 18 2014

Amount Paid \$ 4010.00
Skagit Co Treasurer
By Yvonne Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jerry A. Brock and Lynnette D. Brock
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: November 13, 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: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 97-003:
Recording No. 9805130062
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 13, 1998
Auditor's No(s): 9805130063, records of Skagit County, Washington
In favor of: Lots 1, 2, 3 and 4 of Short Plat 97-0003
For: Native Growth Protection Area
Affects: Portion of said premises
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 13, 1998
Auditor's No.: 9805130064, records of Skagit County, Washington
In favor of: Various property owners
For: Ingress, egress and utilities
Said easement contains, among other things, provisions for maintenance by the common user.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 23, 1998
Auditor's No(s): 9810230098, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances. Affects: As described in Auditor's File No. 9407260029
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 18, 1999
Auditor's No(s): 9903180009, records of Skagit County, Washington
In favor of: Lots 1, 2, 3 and 4 of Short Plat 97-0003 and other property
For: Ingress, egress and utilities
Said easement contains, among other things, provisions for maintenance by the common user.
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 12, 1999
Auditor's No(s): 199908120030, records of Skagit County, Washington
In favor of: Lots 1, 2, 3 and 4 of Short Plat 97-0003 and other property
For: Ingress, egress and utilities
Said easement contains, among other things, provisions for maintenance by the common user.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 21, 2000
Auditor's No(s): 200008210143, records of Skagit County, Washington
In favor of: Firchau Construction Co., Inc.
For: Temporary road use
Affects: Erna Lane
8. Easement and agreement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: February 26, 2001
Auditor's No(s): 200102260067, records of Skagit County, Washington
In favor of: Cedar Creek Water Association
Affects: Said premises and other property
9. 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.



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SCHEDULE "B"

Special Exceptions

(continued)

10. Terms and conditions of an instrument titled "Cedar Creek Water System Notice to Future Property Owners – Group B Water System".
Recorded: February 26, 2001
Auditor's No.: 200102260066, records of Skagit County, WA
11. Covenants, conditions, 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: April 11, 2001
Auditor's No(s): 200104110125, records of Skagit County, Washington
Executed By: Randy Munske
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 26, 2001
Auditor's No(s): 200102260067, records of Skagit County, Washington
Imposed By: Cedar Creek Water Association
Affects: Said premises and other property
13. Covenants, conditions, and restrictions contained in instrument(s), 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: November 30, 2000
Auditor's No(s): 200011300107, records of Skagit County, Washington
Executed By: Erna Munske
As Follows:
Reserving to the grantor, the right to expand the burden of the non-exclusive easement(s) to benefit additional land in the North Half of Section 11, over, along, under and across the 60-foot easements for ingress, egress and utilities dedicated in Skagit County Short Plat Nos.: 97-0051, 97-0003 and 99-0011, as Erna Lane and Beaver Pond Way, all in Section 11, Township 35 North, Range 4 East of the Willamette Meridian, Skagit County, Washington; and to impose a duty to maintain, in proportion to use, the said non-exclusive easements, all as more particularly described in that certain Non-exclusive Easement and Maintenance Declaration dated May 1, 1998 and recorded under Auditor's File No. 9805130064 and Non-exclusive Easement and Maintenance Declaration dated February 22, 1999 and July 28, 1999 and recorded under Auditor's File Nos. 9903180009 and 199908120030, records of Skagit County, Washington.
14. Assessments, if any, levied by Cedar Creek Water Association.
15. City, county or local improvement district assessments, if any.
16. 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.

