

When recorded return to:

James & Sara Vandehey  
18512 State Route 9  
Mount Vernon, WA 98274



200608300172  
Skagit County Auditor

8/30/2006 Page 1 of 2 4:09PM

122281-P

### STATUTORY WARRANTY DEED

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR(S) Roy Reichert, who also appears of record as Roy J. Reichert, a single man as his separate property

for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration

in hand paid, conveys, and warrants to James P. Vandehey and Sara N. Vandehey, husband and wife

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

Lots 3, 4 and 5, Block 4, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington. TOGETHER WITH the vacated Northwesterly 1/2 of Jackson Street adjacent to said lots.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-1" which is attached hereto and made a part hereof.

**Skagit County Right to Farm Ordinance, as follows:** Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: Lots 3-5, Blk. 4, Reserve Add. To Montborne

Tax Parcel Number(s): 4136-004-005-0004 (P105931)

Dated: August 26, 2006

*Roy Reichert*

4468  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 30 2006

Roy Reichert

Amount Paid \$ 3306.90  
By *RD* Skagit Co. Treasurer  
Deputy

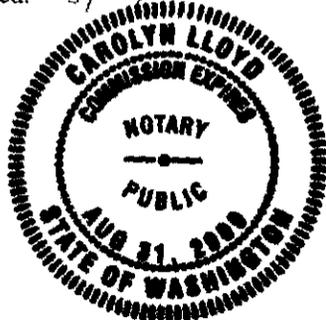
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Roy Reichert (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 8/28/06



*Carolyn Lloyd*  
Notary name printed or typed: Carolyn Lloyd  
Notary Public in and for the State of WASHINGTON  
Residing at Mt Vernon  
My appointment expires: 8-31-09

**Schedule "B-1"**

122281-PE

**EXCEPTIONS:**

**A. TERMS AND CONDITIONS OF LOT CERTIFICATIONS:**

Recorded: July 28, 1993  
Auditor's No.: 9307280025

**B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Janet White  
Purpose: Side sewer  
Area Affected: Six (6) feet wide along the line of said side sewer as constructed  
Dated: July 15, 1996  
Recorded: August 12, 1996  
Auditor's No.: 9608120125

Said instrument, among other things, contains the following:

The cost of maintenance, repair or reconstruction of that portion of the sewer used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sewer above their connection; and when necessary to repair, clean or reconstruct the sewer the parties to this agreement shall have a right of entry for that purpose.



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