

When recorded return to:  
Deloma Cavanaugh  
707 F & S Grade Road  
Sedro Woolley, WA 98284

CHICAGO TITLE COMPANY  
IC41063

200612220082  
Skagit County Auditor  
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## STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Klinger, as his separate estate

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Deloma R. Cavanaugh, an unmarried individual

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

AS HERETO ATTACHED IN EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

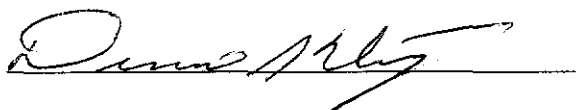
SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-001" which is attached hereto and made a part hereof.

**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: Tract B, BOUNDARY LINE ADJUSTMENT 200609190059

Tax Parcel Number(s): 350423-1-008-0500 (P125214) AND 350423-0-008-0000 (P37146)

Dated: December 18, 2006



Dennis Klinger



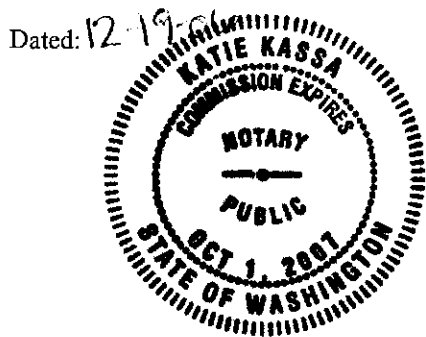
Florence Klinger

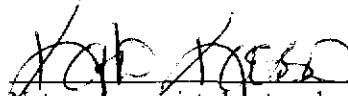
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT


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



  
Notary name printed or typed: Katie Kassa  
Notary Public in and for the State of WASHINGTON  
Residing at Mount Vernon  
My appointment expires: 10/1/2007

6452  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 22 2006

Amount Paid: 6322.22  
By  Deputy

LPB 10-05(i-1)  
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## EXHIBIT "A"

Tract B of BOUNDARY LINE ADJUSTMENT SURVEY, as approved September 19, 2006, and recorded September 19, 2006, under Auditor's File No. 200609190059, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

That portion of Tract B described in Quit Claim Deed to Dennis Klinger recorded under Auditor's File No. 9909070062, records of Skagit County, Washington, lying in the North Half of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the most Northerly corner of said Tract B being the intersection of the West line of the Northeast Quarter of the Northeast Quarter of said Section 23 with the South right-of-way line of the F&S Grade Road;  
Thence South  $52^{\circ}19'00''$  East along said South right-of-way line, a distance of 75.41 feet to the point of beginning of this description;  
Thence South  $52^{\circ}19'00''$  East along said South right-of-way line, a distance of 149.59 feet to the most Easterly corner of said Tract B;  
Thence South  $25^{\circ}52'23''$  West along the Southeasterly line of said Tract B, a distance of 126.24 feet;  
Thence North  $52^{\circ}19'00''$  West, a distance of 175.43 feet;  
Thence North  $37^{\circ}41'00''$  East, a distance of 123.57 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

A.P.N. # : 350423-1-008-0500 (P125214) AND 350423-0-008-0000 (P37146)



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 31, 2005  
Auditor's No.: 200510310097, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
2. Ditch right-of-way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right-of-way is not disclosed of record.
3. Recitals contained on the face of said short plat, as follows:
  - A. Short plat number and date of approval shall be included in all deeds and contracts.
  - B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
  - C. Zoning – Residential (R 8.4).
  - D. Water – Skagit County P.U.D. No. 1.
  - E. Sewer – Individual on-site sewage systems. On January 7, 1992, the City of Sedro-Woolley Planning Commission granted this Short Plat a waiver to allow for the installation of one additional septic system, in lieu of hooking into the City of Sedro-Woolley sewer system. See January 7, 1992, Sedro-Woolley Planning Commission meetings page 4, line 7.
4. Terms, conditions, and restrictions of that instrument entitled agreement providing for variance deferring connection to the sanitary sewer when the property is served by a workable septic system;  
Recorded: September 13, 2006  
Auditor's No(s): 200609130120, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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