

AFTER RECORDING MAIL TO:

Brian M. Bates and Melissa M. Bates
404 South 27th Street
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

91371-1



200802280121

Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company

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STATUTORY WARRANTY DEED

File No: 4223-1172113 (TRS)

Date: February 22, 2008

Grantor(s): **Duncan J. Trafton and Carlie D. Trafton**

Grantee(s): **Brian M. Bates and Melissa M. Bates**

Abbreviated Legal: **Lot 51 "PARTINGTON PLACE DIVISION 1"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4560-000-051-0000 P100380**

THE GRANTOR(S) Duncan J. Trafton and Carlie D. Trafton, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Brian M. Bates and Melissa M. Bates, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Lot 51, "PARTINGTON PLACE DIVISION 1" as per plat recorded in Volume 14 of Plats at pages 186 through 190, inclusive, in the records of Skagit County, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


Duncan J. Trafton


Carlie D. Trafton

612
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2008

Amount Paid \$ **4365.11**
Skagit Co. Treasurer
By **V. M. M.** Deputy

APN: 4560-000-051-0000
P100380

Statutory Warranty Deed

File No.: 4223-1172113 (TRS)

- continued

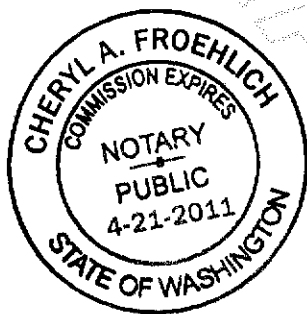
Date: 02/22/2008

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Duncan J. Trafton and Carlie D. Trafton**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/22/08

[Signature]
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 4/21/11



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4 11:41AM

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Seller: Duncan J. Trafton & Carlie D. Trafton

Buyer: Brian M. Bates and Melissa M. Bates

Property: 404 South 27th St, Mount Vernon, WA 98274

Legal Description of Property: Lot 5, "Partington Place Division 1" as per plat
recorded in Volume 14 o Pats at pages 186 through 190, inclusive,
in the records of Skagit County, State of Washington.

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOILAMENDMENTS, 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.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

D. M. Bates 23 Feb 08
Buyer Date

Seller Date

Melissa M. Bates 23 Feb 08
Buyer Date

Selle



200802280121

Skagit County Auditor

NWMLS FORM 22P
 Skagit Right to Farm Disclosure
 Rev. 10/98
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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

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Buyer _____ Date _____

Seller *[Signature]* 2-22-08
 Date

Buyer _____ Date _____

Seller *Carlie D. Trafton* 2-22-08
 Date



200802280121
 Skagit County Auditor