

Skagit County Auditor

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411:41AM

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

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

Space above this line for Recorders use only

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

FEB 2 8 2008

Amount Paid \$ 4365.77 Skagit Co. Treasurer By VWWW Deputy

LPB 10-05

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:

Notary Public in and for the State of Washington

Residing at: Such as the My appointment expires:

A. FROEHILOT WASSION EXAMENDED NOTARY PUBLIC 4-21-2011

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NWMLS FORM 22P Skagit Right to Farm Disclosure Rev. 10/98 Page 1 of 1 ©Copyright 1998 Northwest Multiple Listing Service ALL RIGHTS RESERVED

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SKAGIT	COUNTY	RIGHT	TO FARM	DISCLOSURE
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Seller:	Duncan J.	Trafton & Carl	ie D. Tra	afton
Buyer:	Brian M. Ba	ates and Melis	ssa M. Bat	ces
Property:	404 South	27th St, Mount	Vernon,	WA 98274
Legal Descript	ion of Property:	Lot 5, "Pa	ertington	Place Division 1" as per plat
recorde	d in Volume 1	4 o Pats at pa	iges 186 t	through 190, inclusive,
in the	records of Ska	agit County, S	State of V	Jashington.
	Tage Comment			
Buyer is aware County Code s	e that the Propert section 14.48, which	y may be subject ch states:	to the Skag	it County Right to Farm Ordinance, Skagit
discom ODOR KIND I DISPO CHEM County priority nience tent wit Federa	nforts arising from the street of the street	I such operations, S, DUST, SMOKE HOUR PERIOD (I E, AND THE APPLES, SOIL AMENDM that the use of reto the county and varising from agricupted good manage and direct the Clos	, INCLUDIN, THE OPEI NCLUDING ICATION B IENTS, HER al property will not consi Itural operatement practic	ay be subject to inconveniences or G-BUT NOT LIMITED TO NOISE, RATION OF MACHINERY OF ANY AIRCRAFT), THE STORAGE AND Y SPRAYING OR OTHERWISE OF BICIDES AND PESTICIDES. Skagit for agricultural operations is a high der to be a nulsance those inconvelions, if such operations are consisces and comply with local, State and or record this Disclosure Statement with the
County Auditor	's office in conjund	ction with the deed	d conveying	the Property.
Buyer	m []	고	Seller	Date
Meleise	e M. Butas	23F1608 Date	Selle	\$ (1 DO) NA 444 (DO) NA 450 WA 510 (DA 510 (DA 510) DA 510 DA 510
				200802280121 Skagit County Auditor

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Seller:	Duncan J. Trafton & Carlie D. Trafton	-			
Buver:	Brian M. Bates and Melissa M. Bates	_			
Property:	404 South 27th St, Mount Vernon, WA 98274				
	Lot 5, "Partington Place Division 1" as per plat				

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Legal Description of Property: 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. Skegit 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 P

Date Buyer

Buyer

Date

Date

Date

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