



200908280088  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
Name: Darwin Helmuth  
Address: 27902 West Gilligan Creek Road  
Sedro Woolley, WA 98284

Escrow Number: 964021  
Filed for Record at Request of: *Stewart Title Company* GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

98007-1

THE GRANTOR(S), Gary H. Vallat and Cheryl R. Vallat, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Darwin Helmuth, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

34-35-5 NE-NE  
35-35-5 NW-NW

SEE ATTACHED EXHIBIT A

**SUBJECT TO:** This conveyance is subject to the attached 'Exhibit B' and to covenants, conditions, restrictions and easements, if any affecting title, which may appear in the public record, including those shown on any record plat or survey.

Tax Parcel Number(s): 350534-1-001-0001 (P40634) and 350535-0-010-0001 (P40682)

Dated: August 25, 2009

\_\_\_\_\_  
Gary H. Vallat

\_\_\_\_\_  
Cheryl R. Vallat

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2646  
AUG 28 2009

STATE OF Washington

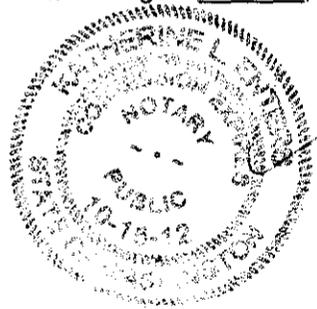
ss.

COUNTY OF Skagit *Island*

Amount Paid \$6893.60  
Skagit Co. Treasurer  
By *MM* Deputy

I certify that I know or have satisfactory evidence that Gary H. Vallat and Cheryl R. Vallat are the persons who appeared before me, and said persons 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.

Dated: August 25, 2009



\_\_\_\_\_  
KATHERINE L. ENTERS

Notary name printed or typed: KATHERINE L. ENTERS  
Notary Public in and for the State of Washington  
Residing at *Freeland*  
My appointment expires: 10-13-12

**EXHIBIT A**

**PARCEL "A":**

Lot 1 of Short Plat No. 128-79, approved November 19, 1979, recorded November 21, 1979, in Book 3 of Short Plats, page 219, under Auditor's File No. 791210039, being a portion of the Northeast ¼ of Section 34, Township 35 North, Range 5 East, W.M.; EXCEPT that portion conveyed to Skagit County for roads under Auditor's File Nos. 7912260001, 7912260002 and 7912260003.

**PARCEL "B":**

That portion of the Northwest ¼ of the Northwest ¼ of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Puget Sound and Cascade Railroad right-of-way, and Southwesterly of the Joe Johnson County Road No. 284. EXCEPT that portion conveyed to Skagit County on October 26, 1970 under Auditor's File No. 742815.



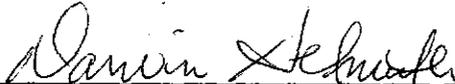
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CHAPTER 14.02  
WHATCOM COUNTY CODE  
RIGHT TO FARM ORDINANCE

'EXHIBIT A'

The subject property is within or near designated AGRICULTURE lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. 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, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with the commonly accepted good management practices and otherwise comply with local, state, and federal laws.

  
Purchaser's Signature

8/27/09  
Date

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date



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