



201004300105

Skagit County Auditor

4/30/2010 Page 1 of 3 2:19PM

When recorded return to:

Kelly Farrar  
910 Curtis Street  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 99577

### Statutory Warranty Deed

99577-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR FSC Enterprises, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelly Farrar, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tracts 10 & 11, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY"

Tax Parcel Number(s): P77341, 4175-000-011-0008

The North 100 feet of the South 200 feet of Tracts 10 and 11, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington;

EXCEPT the West 162 feet thereof;

AND EXCEPT that portion of said premises conveyed to the State of Washington for highway purposes by Deed dated September 19, 1957, recorded October 16, 1957, under Auditor's File No. 557281, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4/30/2010

1204  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FSC Enterprises, LLC

By: Billy T. Farrar, Member

By: Wayne R. Sligar, Member

By: Bob R. Cogdal, Member

APR 30 2010

3120.00  
Amount Paid \$  
Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

See Attached

I certify that I know or have satisfactory evidence that FSC Enterprises, LLC, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: \_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2011

State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:  
Billy T. Farrar, Bob R. Gadal & Wayne R. Sligar the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument, on oath stated he/she/they are authorized to execute the instrument and is/are  
Members of  
FSC Enterprises LLC to  
be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 4-28-10

Katie E. Hickok  
Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 1-7-11



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Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 99577  
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**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. Conveyance of all right of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Secondary State Highway No. 1-A, Howey Road to Sedro-Woolley and the remaining portion of the property herein described contained in Deed to the State of Washington, dated September 19, 1957, filed October 16, 1957, under Auditor's File No. 557281.

B. Relinquishment of claim of damage by reason of construction of State Highway, as contained in instrument to State of Washington, dated September 3, 1959, recorded December 7, 1959, in Volume 306 of Deeds, page 401, under Auditor's File No. 588603.

**C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Mark A. Spahr and Sara Spahr, husband and wife  
And: City of Sedro-Woolley, a Washington Municipal Corporation  
Dated: October 16, 2006  
Recorded: November 14, 2006  
Auditor's No.: 200611140067  
Regarding: Variance deferring connection to the sanitary sewer when the property is served by a workable septic system.

**D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: February 1, 2008  
Auditor's No.: 200802010081  
Affects: Adjacent property to the North

