

**When recorded return to:**

Charles H. Bennett  
Skagit County Dike, Drainage and Irrigation  
Improvement District #12  
1317 S. Anacortes Street  
Burlington, WA 98233



201006300147

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98373

Order No.: 620011071

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Commonwealth Holdings LLC, a Washington Limited Liability Company  
for and in consideration of One Hundred Eighty Five Thousand And No/100 Dollars (\$185,000.00)  
in hand paid, conveys, and warrants to Skagit County Dike, Drainage and Irrigation Improvement  
District #12, a Washington Special Purpose District  
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SKAGIT COUNTY SHORT PLAT NO. 92-036  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P106528  
Tax/Map ID(s):  
340312-0-016-0908

Subject to: Restrictions, Reservations and Easement of Record. See Exhibit "B": attached  
hereto and by reference made a part hereof.

Dated: June 29, 2010

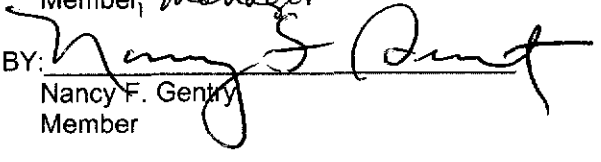
Commonwealth Holdings LLC

BY:

  
Kendall D. Gentry

Member, *manager*

BY:

  
Nancy F. Gentry

Member

1973  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 30 2010

Amount Paid \$*18*  
By *MLM* Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKAGIT KENDALL D. GENTRY

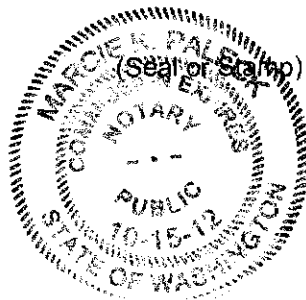
I certify that I know or have satisfactory evidence that AND NANCY FGENTRY  
(name of person) is the person who appeared  
before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that  
(he/she) was authorized to execute the instrument and acknowledged it as the  
MEMBERS (type of authority, e.g., officer, trustee, etc.) of  
COMMONWEALTH HOLDINGS LLC (name of party on behalf of whom  
instrument was executed) to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: June 27 2010

Marcie K. Paleck  
Signature MARCIE K. PALECK

Essex Officer  
Title Residing in Mount Vernon, WA

My appointment expires: October 15 2012



## EXHIBIT "A"

13573 River's Court, Mount Vernon, WA 98273

Parcel A:

Lot 3, of Skagit County Short Plat No. 92-036, approved November 23, 1992, and recorded November 23, 1992, in Volume 10 of Short Plats, pages 142 and 143, under Auditor's File No. 9211230125, records of Skagit County, Washington, being a portion of Government Lots 1 and 2 in Section 12, Township 34 North Range 3 East, Willamette Meridian.

Parcel B:

A non-exclusive easement for ingress, egress and utilities, over, under and across Tract E of said Short Plat No. 92-036.

Parcel C:

A non-exclusive easement for ingress and egress, over and across the East 15 feet of Lot 2 of said Short Plat no. 92-036, as said easement is delineated on the face of said Short Plat.

Situated in Skagit County, Washington



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## EXHIBIT "B"

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 inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (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. 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.

Road maintenance and Drainage Agreement recorded May 30, 1996 under Auditor's File No. 9605300062

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 30, 1996

Auditor's No(s): 9605300061, records of Skagit County, Washington

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 92-036:

Recording No: 9211230125, records of Skagit County, Wa

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 23, 1992

Recording No.: 9211230125, records of Skagit County, Wa

Matters shown: House



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