



201007070060  
Skagit County Auditor

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**When recorded return to:**  
Charles Bennett  
Skagit County Dike, Drainage and Irrigation  
Improvement District #12  
1317 S. Anacortes Street  
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98373

Order No.: 620011012 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John R. Ihlan and Michelle M. Ihlan, husband and wife

for and in consideration of Eighty Nine Thousand Nine Hundred And No/100 Dollars (\$89,900.00)  
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: Ptn Blk 8, RIVER VIEW ADD and Ptn Gov Lot 3, Sec. 12, T34N, R3E W.M.  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P70461 4046-008-008-0011  
P21549 340312-0-030-0205

Subject to: Restrictions, Reservations and Easements of Record:  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 2, 2010

John R. Ihlan  
  
Michelle M. Ihlan

2007  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
JUL 07 2010  
Amount Paid \$6  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John R. Iklan and Michelle M. Iklan (name of person) is the person who appeared before me, and said person acknowledged that ~~he/she~~ <sup>they</sup> signed this instrument and acknowledged it to be ~~his/her~~ <sup>their</sup> free and voluntary act for the uses and purposes mentioned in this instrument.

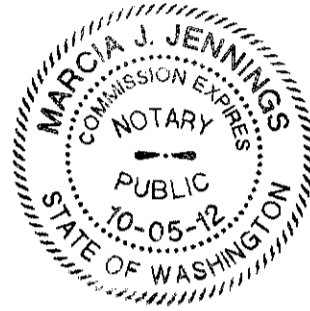
Dated: 7/6/2010

Marcia J. Jennings  
Signature

Notary Public in and for the State of WA  
Title

My appointment expires: 10/5/2012

(Seal or Stamp)



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## EXHIBIT "A"

17478 Bennett Road, Mount Vernon, WA 98273

### PARCEL A:

Lots 7 and 8, Block 8, RIVER VIEW ADDITION TO TOWN OF AVON, according to the plat thereof recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;

TOGETHER WITH that portion of the West Half of the vacated alley adjoining said Lot 7 which has reverted to said premises by operation of law;

EXCEPT the following described tract:

Commencing at the most Northerly corner of said Block 8;  
thence South 62°48'58" West, along the Northwesterly line of said Block 8, a distance of 145 feet to the centerline of said vacated alley in Block 8;  
thence South 27°11'02" East, along said centerline, a distance of 145.25 feet to an iron pipe marker, said point being the true point of beginning;  
thence continue South 27°11'02" East, along said centerline, a distance of 31.09 feet to the Southerly line of said Block 8;  
thence North 80°59'44" West along said South line a distance of 52.66 feet to a point that is South 62°48'58" West from the true point of beginning;  
thence North 62°48'58" East, a distance of 42.50 feet to the true point of beginning.

Situated in Skagit County, Washington.

### PARCEL B:

That portion of Government Lot 3, Section 12, Township 34 North, Range 3 East of the Willamette, being more particularly described as follows:

Commencing at the most Northerly corner of Block 8, plat of RIVER VIEW ADDITION TO TOWN OF AVON, according to the plat thereof recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;  
thence South 62°48'58" West, along the Northwesterly line of said Block 8, a distance of 230 feet to the most Westerly corner of Lot 8, said Block 8, said point being marked on the ground by an iron pipe;  
thence South 27°11'02" East, along the Southwesterly line of said Lot 8, a distance of 114.16 feet to the Southwesterly corner of said Lot 8, said corner being marked by an iron pipe, said point also being the true point of beginning;  
thence continue South 27°11'02" East, a distance of 31.09 feet to an iron pipe;  
thence North 62°48'58" East, parallel with said Northwesterly line of Block 8, a distance of 42.50 feet to an intersection with the Southerly line of said Block 8;  
thence North 80°59'44" West, along said Southerly line, a distance of 52.66 feet to the true point of beginning;

Situated in Skagit County, Washington.



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**EXHIBIT "B"**  
Exceptions

1. Plat Lot of Record Certification

Recording Date: March 10, 2010  
Recording No.: 201003100010, records of Skagit County, WA

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.



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