

When recorded return to:
James Jarrells
408 Marcella Lane
Sedro Woolley, WA 98284



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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.: 620010986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Lee Smith, who is married to Esther S. Smith a married man as his sole and separate property and Esther S. Smith as to her homestead rights and interest

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to James ^{my} Jarrells, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, HOGG SUBDIVISION, according to the plat thereof, recorded in Volume 16 of Plats, pages 154 and 155, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4689-000-012-0000 P110914

Subject to: Covenants, conditions, restrictions and easements as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 8, Chicago Title Insurance Company Order 620010986, which is attached hereto and made a part hereof, and Skagit County Right To Farm Ordinance which is attached.

Dated: July 1, 2010

Timothy Lee Smith
 Esther S. Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2103

JUL 14 2010

Amount Paid \$ 3066.60
Skagit Co. Treasurer

By Deputy

State of Washington

County of Skagit

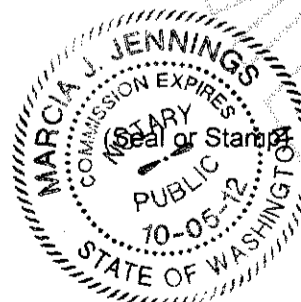
I certify that I know or have satisfactory evidence that Timothy Lee Smith and Esther S. Smith are the persons who appeared before me, and said person acknowledged that signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 14, 2010

Signature Marcia J. Jennings

Notary Public in and for State of WA
Title

My appointment expires: 10/15/2012



SCHEDULE B

SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
Recorded: July 30, 1907
Auditor's No(s): 63371, records of Skagit County, WA, records of Skagit County, Washington
In favor of: Puget Sound and Baker River Railroad Company
Affects: 50 feet right-of-way

NOTE: Exact location and extent of easement is undisclosed of record
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1926
Auditor's No(s): 197187, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: The exact location and extent of said easement is not disclosed of record.
3. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
Recorded: January 31, 1948
Auditor's No(s): 415111, records of Skagit County, Washington
For: Drainage ditch

NOTE: The exact location and extent of said easement is not disclosed of record.
4. Note on the face of the plat, as follows:

P.U.D. UTILITY EASEMENT NOTE:

An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in, and under the easement as shown on this plat together with the right of ingress to and egress from said easement across adjacent lands of the grantor; Also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

The grantors, their heirs, successors, or assigns hereby convey and agree not to construct or permit to be constructed, structures of any kind on the easement area without written approval of the General Manager of the district. Grantors shall conduct their activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any other way interfere with, obstruct, or endanger the district's use of the easement.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 14, 1994
Auditor's No(s): 9410140044, records of Skagit County, Washington
In favor of: City of Sedro-Woolley
For: Public street right-of-way
Affects: The East 10 feet of Lot 12
6. Easement, or quasi easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 14, 1994
Auditor's No(s): 9410140044, records of Skagit County, Washington
In favor of: City of Sedro-Woolley
For: All necessary slopes for cuts and fills
Affects: Portion of said premises abutting Reed Street
7. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;
Recorded: October 20, 1995
Auditor's No.: 9510200008, records of Skagit County, WA



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Skagit County Auditor

SCHEDULE B

(continued)

8. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

Skagit County Right To Farm Ordinance

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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