

When recorded return to:

Marjorie Ali
1819 Sandalwood Court
Mount Vernon, WA 98273



201008040094
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arnold F. Willis and Sharon A. Willis, husband and wife

for and in consideration of One Hundred Thirty Eight Thousand Five Hundred And No/100 Dollars (\$138,500.00)

in hand paid, conveys, and warrants to Marjorie C. Ali, a single person

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

Lot 55, PLAT OF SANDALWOOD, according to the plat thereof recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): P80255, 4361-000-055-0009

Subject to: Restrictions, reservations and easements of record: See exhibit "A" attached thereto and by reference made a part hereof.

Dated: August 2, 2010

Arnold F. Willis

Sharon A. Willis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2359

AUG 04 2010

Amount Paid \$ 2470.30
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

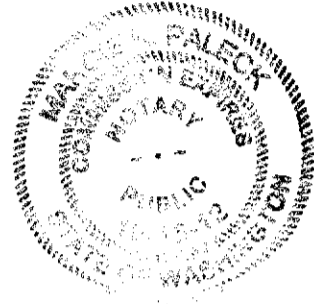
I certify that I know or have satisfactory evidence that ARNOLD F. WILLS
AND SHAYON A. WILLS
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 3rd 2010

Marcie Paleck

Name: **MARCIE K. PALECK**
Notary Public in and for the State of Washington,
Residing at: Mount Vernon

My appointment expires: October 15 2012



UNRECORDED
QUALIFIED DOCUMENT



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EXHIBIT "A"

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.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company, and Cascade Natural Gas Company and their respective successors or assigns, under and upon the exterior seven feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Utilities

Affects: The Exterior 7 feet of said premises

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by instrument(s):

Recorded: May 24, 1983

Auditor's No(s): 8305240026, records of Skagit County, Washington

Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon

And Between: Gunnar Pedersen and Ruth Pedersen, husband and wife

Recorded: October 24, 1978

Auditor's No. 889988, records of Skagit County, Washington

Providing: Terms and conditions of hookup to Mount Vernon City Sewer System



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Agreement, including the terms and conditions thereof, entered into;
By: Sandalwood, a Limited Partnership
And Between: City of Mount Vernon
Auditor's No. 865308, 862951, 862949 and 862948, records of Skagit County,
Providing: Sharing of costs on sewer pumping station and installation of sewer lines

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 1977
Auditor's No(s): 862312, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 2, 1981
Auditor's No(s): 8110020018, records of Skagit County, Washington
In favor of: Sandalwood Association
For: Drainage
Affects: Said premises and other property

Terms, conditions, and restrictions of that instrument entitled Standard Participation Contract;
Recorded: August 23, 1978
Auditor's No(s): 886183, records of Skagit County, Washington

Agreement, including the terms and conditions thereof, entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Sandalwood, a limited partnership
Recorded: October 17, 1977
Auditor's No. 867454, records of Skagit County, Washington
Providing: Water Development
Affects: Said premises and other property



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