

When recorded return to:  
Darin Prince and Cheryl Prince  
5221 Triple Crown Drive  
Bonsall, CA 92003



201008120026  
Skagit County Auditor

8/12/2010 Page 1 of 2 10:27AM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98373

Order No.: 620011054

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ellen L. Prince, an unmarried person, as her separate estate, who is also known as Ellen L. Kerley for and in consideration of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) in hand paid, conveys, and warrants to Darin Prince and Cheryl Prince husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Tract 49, TRUMPETER 1, according to the Plat thereof recorded in Volume 12 of Plats, Pages 6 and 7, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P80617, 4371-000-049-0006

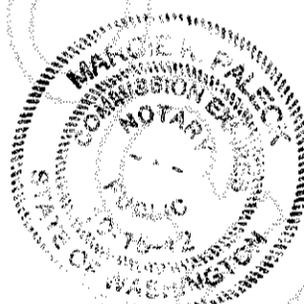
Subject to: Restrictions, Reservations and Easements of record: See Exhibit "A" attached hereto and by reference made a part hereof.

Dated: August 3 2010

Ellen L. Prince  
Ellen L. Prince

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2438  
AUG 12 2010

Amount Paid \$ 2675.00  
By Skagit Co. Treasurer  
Deputy



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that ELLEN L. PRINCE (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 3 2010

Marcie K. Palech MKP  
Signature

(Seal or Stamp)

Escrow Officer  
Title Residing in Mount Vernon, WA

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

An easement is hereby reserved for, and granted to the Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, and Nationwide Cablevision, and their respective successors, or assigns, under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and television service, together with the right to enter upon the lots at all times for the purposes stated.

An easement is also hereby reserved for and granted to the City of Mount Vernon, and the Skagit County Public Utility District No. 1, under and upon those easements shown hereon, and Tracts A, B, C, D and E, in which to install, lay, construct, renew, operate and maintain underground conduits, sewers, storm sewers, ditches, and water mains, with necessary appurtenances for the purpose of serving the subdivision and other property with sewage, drainage and water facilities, together with the right to enter upon the tracts and easements at all times for the purposes stated.

Agreement executed by and between the parties herein named upon the conditions therein provided;

Between: City of Mount Vernon, a Municipal corporation and Max Lidell

Dated: May 7, 1979

Recorded: May 9, 1979

Auditor's File No.: 7905090004, records of Skagit County, Washington

Providing: Standard Participation Contract

Easement, including the terms and conditions thereof, granted by instrument;

Dated: April 13, 1955

Recorded: April 14, 1955

Auditor's No.: 516279, records of Skagit County, Washington

For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: May 24, 1978

Auditor's No(s): 880177, records of Skagit County, Washington

Executed By: Mount Vernon Projects, Inc.

AMENDED by instrument(s):

Recorded: December 22, 1980

Auditor's No(s): 8012220040, records of Skagit County, Washington

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: October 2, 1907

Auditor's No.: 64282, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: May 24, 1978 and September 15, 1980

Auditor's No.: 880177 and 8009150040, records of Skagit County, Washington

Imposed By: Trumpeter Association



201008120026  
Skagit County Auditor