

When recorded return to:

Donald L. Fenton
314 Longtime Lane
Sedro Woolley, WA 98284



201008130084
Skagit County Auditor

8/13/2010 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011208

STATUTORY WARRANTY DEED

THE GRANTOR(S) LRDTD Johnson Partnership, a Washington general partnership
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Donald L. Fenton, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, PLAT OF ANKNEY HEIGHTS, according to the Plat thereof recorded August 23, 2001,
under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4779-000-011-0000 P118256

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 16, Chicago Title Insurance Order 620011208,
which is attached hereto and made a part hereof, and Skagit County Right To Farm Ordinance, which
is attached.

Dated: August 11, 2010

LRDTD Johnson Partnership

BY: Terry L. Johnson

Terry L. Johnson, Partner

BY: David E. Johnson

David E. Johnson, Partner

2475
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 13 2010

Amount Paid \$ 6012.50
By Skagit Co. Treasurer Deputy
MF

State of Washington

County of Skagit

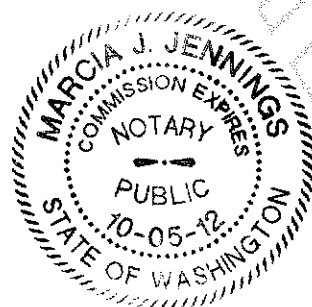
I certify that I know or have satisfactory evidence that David E. Johnson and Terry L. Johnson are the
person(s) who appeared before me, and said person acknowledged that they signed this instrument,
on oath stated that they was authorized to execute the instrument and acknowledged it as the
Partners of LRDTD Johnson Partnership to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

Dated: August 11, 2010

Name: Marcia J. Jennings

Notary Public in and for the State of Washington,
Residing at: Sedro Woolley, WA

My appointment expires: 10/5/2012



SCHEDULE B

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 3, 1955
Auditor's No.: 525232, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 18, 1960
Auditor's No.: 599945, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 7, 1979
Auditor's No.: 7908070035, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13

Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;
For: Utilities
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
5. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;
For: Pipelines
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
6. Easement, including the terms and conditions thereof, conveyed by instrument;
Dated: May 21, 1992
Recorded: May 29, 1992
Auditor's No.: 9205290074, records of Skagit County, Washington
Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington
For: Utilities
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 25, 1992
Auditor's No.: 9206250091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of said premises and other property

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SCHEDULE B
(continued)

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 20, 2001
Auditor's No(s): 200102200088, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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 PLAT O F ANKNEY HEIGHTS:

Recording No: 200108230090
10. 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
11. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet adjacent to street
12. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: May 29, 1992
Auditor's No.: 9205290075, records of Skagit County, Washington
Executed By: Virginia Ankney also known as Ginny Ankney
As Follows: The property described in Exhibit "A" will be combined or aggregated with contiguous property owned by grantee, and this boundary adjustment is not for the purpose of creating an additional building lot
13. 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: August 10, 2001
Auditor's No(s): 200108100314, records of Skagit County, Washington
Executed By: LRDTD Johnson Partnership

AMENDED by instrument(s):
Recorded: January 31, 2002, November 27, 2002, June 25, 2004 and November 15, 2004
Auditor's No(s): 200201310042, 200211270215, 200406250159 and 200411150148, records of Skagit County, Washington
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 2001
Auditor's No(s): 200108100314, records of Skagit County, Washington
15. Easement delineated on the face of said plat;
For: Walking Trail
Affects: The East 20 feet of Lot 11
16. Easement delineated on the face of said plat;
For: Waterline or pipeline
Affects: The East 20 feet of Lot 11

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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