

When recorded return to:
Donna R. Brockmann
38834 State Route 20
Concrete, WA 98237



9/2/2010 Page 1 of 2 3:36PM

Filed for record at the request of:



425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack V. Knight, an unmarried man
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Donna R. Brockmann, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Short Plat No. 91-098, approved June 18, 1992, and recorded in Volume 10 of Short Plats,
Page 92, under Skagit Auditor's File No. 9206230080, being a portion of the Northeast quarter of
Section 16, Township 35 North, Range 7 East, W.M.

Situated in Skagit County, Washington

Tax Parcel Number: 350716-1-001-0001 P42769

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 4, Chicago Title Insurance Company Order
620011344, and Skagit County Right To Farm Ordinance, which is attached.

Dated: August 27, 2010

Jack V. Knight
by: *Al Griffone*, his attorney in fact.
Jack V. Knight
By: Al Griffone, his attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2687
SEP 02 2010

Amount Paid \$ 2857.22
Skagit Co. Treasurer
By *mem* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Al Griffone is the person(s) who appeared
before me, and said person acknowledged that he signed and sealed the same as his free and
voluntary act and deed as attorney in Fact for Jack V. Knight for the uses and purposes therein
mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument
has not been revoked and that the said Jack V. Knight is now living, and is not incompetent.

Dated: August 27, 2010
Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2010



EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. Recitals on Plat as follows:
 - A. Short Plat Number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
 - C. Zoning – Commercial and Residential Reserve
 - D. Water – Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
 - E. Sewer – individual on-site sewage systems
2. Pollution control area delineated on the face of said plat;
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 23, 2001
Auditor's No(s): 200101230055, records of Skagit County, Washington
In favor of: Robert O. Royal and Delores M. Royal
For: Ingress, Egress, driveway construction and utilities
4. Agreement and Easement, including the terms and conditions thereof, entered into;
By: Robert O. Royal and Delores M. Royal
And Between: Orlie N. Royal
Recorded: December 10, 2001
Auditor's No. 200112100053, records of Skagit County, Washington
Providing: Well Easement

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.



201009020094
Skagit County Auditor