

When recorded return to:

Shawn Haussler
24000 Brigham Lane
Mount Vernon, WA 98274



201009170099
Skagit County Auditor

9/17/2010 Page 1 of 4 2:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011453

STATUTORY WARRANTY DEED

THE GRANTOR(S) William C. Brigham, ^{who acquired title as Bill Brigham} a single person

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

in hand paid, conveys, and warrants to Shawn Haussler, a married person, dealing as her sole and separate property and Michael Scown and Frances Scown, husband and wife

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

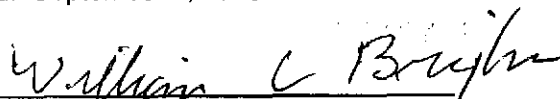
Abbreviated Legal: Lots 5-7, Blk11, RESERVE ADD TO THE TOWN OF MONTBORNE and PTN
RAILROAD ROW
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P113582, 4136-011-007-0000

Subject to: Restrictions, Reservations and Easements of Record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF


Dated: September 6, 2010


William C. Brigham,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2839

SEP 17 2010

Amount Paid \$ 4366.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

WILLIAM C. BRIGHAM

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: September 8, 2010

Marcie K. Paleck

Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,

Residing at: Mount Vernon, WA

My appointment expires: October 15, 2012



EXHIBIT "B"

Exceptions

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.

1. Skagit County Planning Finding of Fact - Application No. PL 96-0195
Recording Date: June 28, 1996
Recording No.: 9606280202
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer Mains
Recording Date: March 30, 1998
Recording No.: 9803300103
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 16, 1999
Recording No.: 9903160084
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas, Corp.
Purpose: Natural gas pipeline or pipelines
Recording Date: March 24, 2004
Recording No.: 200403240044
5. Plat Lot of Record Certification
Recording Date: January 29, 1999 and July 28, 2008
Recording No.: 9901290178 and 200807280008
6. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Future owners
Purpose: Ingress, egress and utilities over existing driveway/roadway known as Brigham Lane including maintenance
Recording Date: February 16, 2004
Recording No.: 200401260176
Affects: Said premises and other property
7. Record of Survey:
Recorded: March 21, 2008
Recording No.: 200803210004



EXHIBIT "A"
Legal Description

Order No.: 620011453

For APN/Parcel ID(s): P113582 and 4136-011-007-0000

Lots 5, 6 and 7, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lake Shore and Eastern Railway), lying Easterly of the centerline of said right of way and between the Southwesterly extensions of both the Southeasterly line of Lot 5, Block 11, and the Northwesterly line of Lot 4, Block 11, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

(Also known as Parcel E of Survey recorded March 21, 2008 under Auditor's File No. 200803210004, records of Skagit County, Washington.)

ALL Situated in Skagit County, Washington.



201009170099

Skagit County Auditor