

When recorded return to:
Scott Latta and Kimberly Latta
8295 Emmanuel Lane
Concrete, WA 98237

201009210090
Skagit County Auditor
9/21/2010 Page 1 of 4 3:25PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011418

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerel D. Kratt and Jessie H. Kratt, husband and wife
for and in consideration of Ten (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Scott R. Latta and Kimberly L. Latta, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, Skagit County Short Plat No. PL-04-0269, as more fully described in
Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P106625, 350715-1-004-0400

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 11, Chicago Title Insurance Company Order
620011418, which is attached hereto and made a part hereof and Skagit County Right To Farm
Ordinance, which is attached.

Dated: September 13, 2010

2872
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Jerel D. Kratt

SEP 21 2010

Amount Paid \$ 4935.60
Skagit Co. Treasurer
By Deputy

Jessy H. Kratt

State of California

County of _____

I certify that I know or have satisfactory evidence that Jerel D. Kratt and Jessie H. Kratt are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: _____

Name: _____

Notary Public in and for the State of Washington,
Residing at: _____

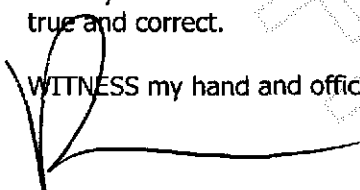
My appointment expires: _____

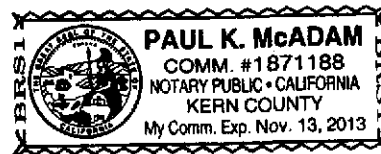
STATE OF CALIFORNIA)
COUNTY OF KERN)

On September 14, 2010 before me, Paul K. McAdam, a Notary Public personally appeared Jeral D. Kratt and Jessy H. Kratt who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(Signature of Notary Public)



(This area for notarial seal)



201009210090
Skagit County Auditor

9/21/2010 Page

2 of

4 3:25PM

EXHIBIT "A"

For APN/Parcel ID(s): P106625 and 350715-1-004-0400

Lot 1, Skagit County Short Plat No. PL-04-0269, approved March 14, 2005, and recorded March 15, 2005, under Auditor's File No. 200503150072, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as shown of the face of Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038 and set forth in Declaration recorded November 3, 1994, under Auditor's File No. 94011030039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: November 3, 1994
Auditor's No.: 9411030039, records of Skagit County, WA
For: Ingress, egress, and utilities
Affects: Westerly and Southerly portion of said premises

Said easement contains, among other things, provisions for maintenance by the common users.
2. Exceptions and reservations as contained in Deed
From: Julia Tozer McCuish and Daniel J. McCuish
Recorded: August 23, 1918
Auditor's No.: 127185 and 127187 As follows: Excepting and reserving, however, unto the said grantors the right to construct, maintain, and operate such logging or other roads or ways as may be reasonably necessary to enable the said grantors to cut and remove the timber
3. Exceptions and reservations as contained in Deed
From: Secretary of the Interior,
United States of America
Recorded: May 2, 1952
Auditor's No.: 475783, records of Skagit County, WA
As follows: uranium, thorium, and all other materials determined to be peculiarly essential to the production of fissionable material, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, taking just compensation for any damage or injury occasioned thereby
4. Pollution control area delineated on the face of said short plat;
Located: Within 100 feet of well as shown
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Easement, including the terms and conditions thereof, granted by instrument
Recorded: August 30, 1996
Auditor's No.: 9608300041, records of Skagit County, WA
In Favor Of: Kitsap Land Corporation and John W. Smith and Joyce E. Smith, husband and wife
For: Ingress, egress, drainage, and utilities
Affects: The Westerly and Southerly portion of said premises



201009210090
Skagit County Auditor

EXHIBIT "A"

6. Terms and conditions of Variance Permits and Amendment thereto:

Recording Date: December 14, 1993 and March 8, 1994
Recording Nos.: 9312140050, 9312140051 and 9403080042

7. 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 Short Plat No. 93-071:

Recording No: 9411030038

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Grantee: Tom Walker
Purpose: Ingress and egress
Recording Date: June 11, 1996
Recording No.: 9606110056
Affects: Emmanuel Lane

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 Short Plat No. PL-04-0269:

Recording No: 200503150072

10. Protected Critical Area Site Plan and/or Easement, and the terms and conditions thereof:

Recording Date: March 15, 2005
Recording No.: 200503150071

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.

