

When recorded return to:
Robert Durbin and Nancy Durbin
1278 Fidalgo Place
Sedro Woolley, WA 98284



201009290151
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011540

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derward Osborne, 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 Robert Lee Durbin and Nancy Pearl Durbin, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P120468, 4817-000-020-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 8, Chicago Title Insurance Company Order
620011540, which is attached hereto and made a part hereof, and Skagit County Right To Farm
Ordinance, which is attached.

Dated: September 27, 2010

Derward Osborne
Derward Osborne

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2988
SEP 29 2010
Amount Paid \$ 2959.80
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Derward Osborne is the person(s) who appeared
before me, and said person(s) acknowledged that he signed this of instrument and acknowledged it to
be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 29, 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: 10/15/2012



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 FIDALGO COMMONS PUD:

Recording No: 200305300211
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: May 30, 2003
Auditor's No(s): 200305300212, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 4, 2003 and December 22, 2003
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 13, 2003
Auditor's No.: 200301130315, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 20, 2001
Auditor's No.: 200112200009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 28, 2001
Auditor's No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
7. Easement delineated on the face of said Short Plat SW-01-119;
Recorded: December 12, 2001
In favor of: Lots 2-4 of Short Plat SW-01-119
For: Ingress, egress and utilities
8. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system;
Recorded: February 23, 1995 and April 4, 2005
Auditor's No.: 9502230028 and 200504040073, records of Skagit County, Washington



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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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