

When recorded return to:
Loren Kleiven and Deborah Kleiven
10466 Collins Road
Sedro Woolley, WA 98284



201010220089

Skagit County Auditor

10/22/2010 Page 1 of 3 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011781

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D. Grizzel and Amy J. Grizzel, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Loren E. Kleiven and Deborah E. Kleiven, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, Short Plat 92-012 and Portion of Lot 3, Short Plat 95-029, which is more
fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P37817, 350427-0-074-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 6, Chicago Title Insurance Company Order
620011781, which is attached hereto and made a part hereof, and Skagit County Right To Farm
Ordinance, which is attached.

Dated: October 13, 2010

Jeffrey D. Grizzel

Amy J. Grizzel

SKAGIT COUNTY WASHINGTON
REAL ESTATE CLERK
3239
OCT 22 2010

Amount Paid \$ 4177.32
By MEM Skagit Co. Treasurer
Deputy

State of Washington

County of Grant

I certify that I know or have satisfactory evidence that Jeffrey D. Grizzel and Amy J. Grizzel 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.

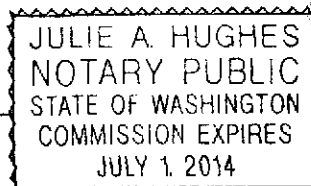
Dated: 10-19-10

Julie A. Hughes

Name: Julie A. Hughes

Notary Public in and for the State of Washington,

Residing at: Moses Lake, WA



My appointment expires: 07-01-14

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37817 and 350427-0-074-0005

Parcel A:

Lot 1, Short Plat No. 92-012, approved July 14, 1992, recorded July 15, 1992 in Book 10 of Short plats, pages 102 and 103, under Auditor's File No. 9207150053 and being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian.

TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress and access the following described property:

Beginning at the Northeast corner of said Lot 1, which is the point of beginning;
Thence North 0°30'30" West, a distance of 20 feet;
Thence Westerly parallel with the North line of said Lot 1, a distance of 165 feet;
Thence Southerly, a distance of 20 feet to the Northwest corner of Lot 1;
Thence Easterly along the North line of Lot 1 to the point of beginning.

Parcel B:

That portion of Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995 and recorded December 29, 1995 in Volume 12 of Short Plats, pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Lot 3, Short Plat No. 95-029;
Thence North 0°30'30" West along the East line of said Lot 3, also being the Westerly right of way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012, approved July 14, 1992 and recorded July 15, 1992 in Volume 10 of Short Plats, pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian and being the true point of beginning;
Thence South 89°35'13" West, 165.00 feet along the South line of said Lot 1, Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029 to the Southwest Corner of said Lot 1, Short Plat No. 92-012;
Thence North 0°30'30" West, 94.00 feet along the West line of said Lot 1, Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof;
Thence North 82°40'05" West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029;
Thence South 0°30'30" East, 102.40 feet;
Thence North 89°35'13" East, 190.00 feet, more or less, to the East line of said Lot 3, Short Plat No. 95-029 at a point bearing South 0°30'30" East from the true point of beginning;
Thence North 0°30'30" West, 5.00 feet along the said East line of Lot 3, Short Plat No. 95-029 to the true point of beginning.

Situated in Skagit County, Washington



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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 SKAGIT COUNTY SHORT PLAT NO. 92-012:

Recording No: 9207150053

2. 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 SKAGIT COUNTY SHORT PLAT NO. 95-029:

Recording No: 9512290029

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 8, 1963
Auditor's No.: 643177, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Both Parcels

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 26, 1992
Auditor's No.: 9210260016, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

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.

6. Title Notification - Special Flood Hazard Area

Recording Date: July 21, 2004
Recording No.: 200407210071

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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