



201010290138

Skagit County Auditor

10/29/2010 Page 1 of 3 1:48PM

When recorded return to:
Paul Sundin and William Perkins
471 Spring Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011835

STATUTORY WARRANTY DEED

THE GRANTOR(S) John P. Ahmsbrak, Trustee of The John O. Ahmsbrak Trust, dated August 27, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Paul Sundin, a single person and William Perkins, a single person

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

Lot 69, PLAT OF SPRING MEADOWS - DIV 1, according to the Plat thereof recorded in Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P114873, 4732-000-069-0000

Subject to:

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

Dated: October 26, 2010

The John O. Ahmsbrak Trust, dated August 27, 1993

BY:

John P. Ahmsbrak
John P. Ahmsbrak
Trustee

3316
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2010

Amount Paid \$ 3120.00
Skagit Co. Treasurer
By *Sp* Deputy

STATUTORY WARRANTY DEED
(continued)

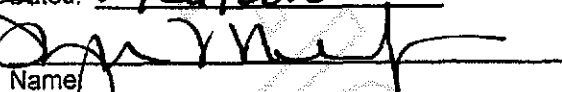
State of Idaho

County of Kootenai

I certify that I know or have satisfactory evidence that

JOHN P. AHNSBRACK
is/are the person(s) who appeared before me, and said person acknowledged that
(he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the
instrument and acknowledged it as the Trustee of The John O. Ahnsbrack Trust, dated August 27,
1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the
instrument.

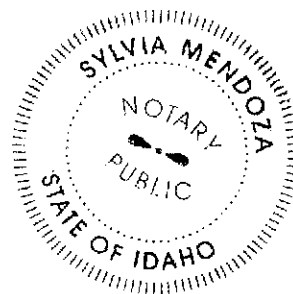
Dated: 10/26/2010


Name

Notary Public in and for the State of Idaho

Residing at: My Commission Expires: 7/16/15

My appointment expires: Residing at: Hayden, Idaho



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EXHIBIT "A"

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 PLAT OF SPRING MEADOWS - DIV. 1:

Recording No: 199905140014

2. Terms and conditions of Ordinance
Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington

3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006

Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087

Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999 and July 24, 2000

Auditor's Nos.: 9904150048, 9905250019 and 200007240001

Records of: Skagit County, Washington

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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