

When recorded return to:  
Robert McRae and Beth McRae  
1710 Township  
Sedro Woolley, WA 98284



201011240128  
Skagit County Auditor

11/24/2010 Page 1 of 2 3:52PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011830

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Trevor L. Fenton and Tonya A. Fenton, who acquired title as Tonya A. Binschus, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Robert J. McRae and Beth McRae, husband and wife

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

Lot 1 and the East Half of Lot 2, Block 101, PLAT OF THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 18, records of Skagit County, Washington.

Situated in Skagit County, Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3559  
NOV 24 2010

Tax Parcel Number(s): P115101, 4152-101-002-0000

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By *nam* Deputy

Subject to: Covenants, conditions, restrictions, easements of record:

1. With respect to Paragraph F of the General Exceptions, Certificate of 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:

Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073

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.

STATUTORY WARRANTY DEED

(continued)

Dated: November <sup>22</sup> 23, 2010

INITIAL  
TLP

Trevor L. Fenton  
Trevor L. Fenton

Tonya A. Fenton who acquired title as Tonya A. Binschus

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

TREVOR L FENTON AND TONYA A. FENTON

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 22 2010

Marcie K. Paleck MARCIE K. PALECK

Name:

Notary Public in and for the State of Washington,

Residing at: Mount Vernon WA

My appointment expires: October 15 2012

