

When recorded return to:
Trevor Fenton and Tonya Fenton
26777 Hoehn Rd
Sedro Woolley, WA 98284



201011240129
Skagit County Auditor

11/24/2010 Page 1 of 5 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011831

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. McRae and Beth N. McRae, 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 Trevor L. Fenton and Tonya A. Fenton, husband and wife

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

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


Abbreviated Legal: PTN Lots 30 and 31 Tract Peaveys Acreage

Tax Parcel Number(s): P67997, 3966-002-030-0006

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

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

Dated: November 24, 2010

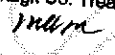

Robert J. McRae


Beth N. McRae

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3560

NOV 24 2010

Amount Paid \$6858.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: Nov 22, 2010

Mary Anne Meyer
Name: MARY ANNE MEYER

Notary Public in and for the State of Washington,

Residing at: Pedra-Woodley, WA

My appointment expires: 3-5-13



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EXHIBIT "A"
Legal Description

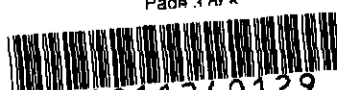
For APN/Parcel ID(s): P67997 and 3966-002-030-0006

All of that portion of Lots 30 and 31 of Tract 2 of PEAVEY'S ACREAGE, Tracts No. 1 and 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East of the Willamette Meridian, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, lying North and West of the following described line:

Commencing at the East Quarter corner of said Section 21, from which the center of section bears South 89°40'39" West a distance of 2,472.24 feet;
Thence South 89°40'39" West, a distance of 618.06 feet;
Thence South 00°27'43" West, a distance of 496.49 feet to the true point of beginning of said line;
Thence North 89°35'00" West, a distance of 179.38 feet;
Thence South 44°14'08" West, a distance of 42.66 feet to a curve to the left, with a radius of 250 feet with a delta of 17°22'27" through an arc length of 75.81 feet;
Thence South 26°51'41" West, a distance of 28.82 feet to a curve to the right, with a radius of 250 feet with a delta of 15°22'01" through an arc length of 67.05 feet;
Thence South 42°13'42" West, a distance of 199.59 feet to the intersection with the North right of way margin of the now Hoen Road;
Thence continuing South 42°13'42" West, a distance of 78 feet, more or less, to the intersection with the line of ordinary high water on the North Bank of the Skiou Slough and terminus of said line;

EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated October 27, 1966, and recorded October 28, 1966, under Auditor's File No. 690222.

Situated in Skagit County, Washington



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EXHIBIT "B"
Exceptions

1. Mineral Oil and Gas Lease, including the terms, covenants, conditions, and provisions thereof, and any failure to comply with the terms, covenants, conditions, and provisions;
Recorded: July 8, 1970
Auditor's File No.: 740954, records of Skagit County, Washington
Lessor: Hans Wisler and Clara Wisler
Lessee: Seacoast Oil and Gas Company, Inc.
For a term of: 3 years and as long after as paying quantities are produced
2. Terms, conditions, and restrictions of that instrument entitled Record of Lot Certification;
Recorded: June 10, 2005
Auditor's No(s): 200506100075, records of Skagit County, Washington
3. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 29, 2005
Auditor's No(s): 200512300065, records of Skagit County, Washington
In favor of: Michael J. Rudy and Amy M. Rudy
For: Ingress, egress, underground utilities, vehicular driveways and parking, and pedestrian walks and/or access
Affects: A 20 foot wide strip the centerline of which is the centerline of the existing driveway, extended to the Northeast corner of Lot 19
4. Pollution control area delineated on the face of said map attached to True Boundary Line Agreement recorded February 28, 2006 under Auditor's File No. 200602280129, records of Skagit County, Washington.
5. Any matters arising from the location of a fence or fences as delineated on the face of said map attached to True Boundary Line Agreement recorded February 28, 2006 under Auditor's File No. 200602280129, records of Skagit County, Washington.
6. 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.
7. Agreement Agreement for Management Services of a Glendon On-Site Sewage System and the terms and conditions thereof:

Executed by: Robert McCrae and Dean Bannister
Recording Date: March 28, 2006
Recording No.: 200603280055
8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: February 14, 2007
Recording No.: 200702140097
9. Low Flow Mitigation Summary

Recording Date: July 13, 2006
Recording No.: 200607130106
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances



EXHIBIT "B" Exceptions

Recording Date: July 11, 2006
Recording No.: 200607110103

11. The Land has been classified as Farm and Agricultural land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: December 22, 1971
Recording No.: 762159

Continued thereof,
Recorded: March 6, 2006
Recording No.: 200603060014

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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.

