

When recorded return to:  
Kevin D. Collins  
1600 East Hazel Street  
Mount Vernon, WA 98273



201012030244  
Skagit County Auditor

12/3/2010 Page 1 of 2 4:18PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273  
Order No.: 620011833

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Erin E. Charles Bentsen, who acquired title as Erin E. Charles, and Lennart Bentsen, wife and husband

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 Kevin D. Collins, an unmarried individual

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

Tract B of MOUNT VERNON SHORT PLAT NO. MV-5-81, approved March 9, 1981, and recorded March 10, 1981, in Volume 5 of Short Plats, page 34, under Auditor's File No. 8103100004, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P28562, 340429-1-016-0300

Subject to: Conditions, covenants, restrictions and easements of record as more fully described Schedule B, Special Exceptions, Paragraphs 1 thru 4, Chicago Title Insurance Company Order 620011833, which is attached hereto and made a part hereof, and Skagit County Right to Farm Ordinance.

Dated: December 3, 2010

Erin E. Charles Bentsen

Lennart Bentsen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3669  
DEC 03 2010

AMOUNT PAID \$ 4166.64  
By *mm* Deputy  
Skagit Co. Treasurer

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Erin E. Charles Bentsen and Lennart Bentsen 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: December 3, 2012  
Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in instrument(s), 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: January 12, 1981  
Auditor's No(s): 8101120093, records of Skagit County, Washington
2. Exceptions and reservations as contained in instrument;  
Recorded: January 12, 1981  
Auditor's No.: 8101120093, records of Skagit County, Washington  
As Follows: Reserving unto the grantor all oil, gas and mineral rights
3. 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 Mount Vernon Short Plat No. MV-5-81:  
  
Recording No: 8103100004
4. Standard Participation Contract, including terms and conditions thereof,  
Between: City of Mount Vernon, a municipal corporation  
And: Max Lidell  
Dated: July 14, 1981  
Recorded: July 14, 1981  
Auditor's No.: 8107140011, records of Skagit County, Washington  
Providing: Right to connect subject property to City sewer

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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