

When recorded return to:
Larry and Lynn Pelham
12627 Eagle Drive
Burlington, WA 98233



201012160096
Skagit County Auditor

12/16/2010 Page 1 of 3 3:09PM

Filed for record at the request of:
Chicago Title Company
425 Commerical, PO Box 638
Mount Vernon, WA 98273

Escrow Order No.: 245335621
Title Order No. 620012200 ✓

CHICAGO TITLE STATUTORY WARRANTY DEED

THE GRANTOR(S) Ernest L. Phelps and Ruth A. Phelps, husband and wife
for and in consideration of Three Hundred Ten Thousand And No/100 Dollars (\$310,000.00)
in hand paid, conveys, and warrants to Larry D. Pelham and Lynn L. Pelham, husband and wife

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

Lot 5, COUNTRY CLUB ADDITION NO. 7, according to the plat thereof, recorded in Volume 11 of
Plats, pages 63 and 64, records of Skagit County, Washington.

Tax Parcel Number(s): 4355-000-005-0008/P79753

SUBJECT TO EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: December 10, 2010

Ernest L. Phelps
Ernest L. Phelps
Ruth A. Phelps
Ruth A. Phelps

3804
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 16 2010
Amount Paid \$ 5523.⁰⁰
By *mm* Skagit Co. Treasurer Deputy

State of Washington
County of Island

I certify that I know or have satisfactory evidence that
Ernest L. Phelps and Ruth A. Phelps
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: 12-13-2010
Lorraine M Bouza
Name: Lorraine M Bouza
Notary Public in and for the State of Washington,
Residing at: Oak Harbor

My appointment expires: 04-22-13



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 COUNTRY CLUB ADDITION NO. 7:

Recording No: 856969

2. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: July 5, 1977

Auditor's No(s): 859872, records of Skagit County, Washington

Executed By: D & C Land and Development Inc., a Washington corporation

AMENDED by instrument(s).

Recorded: January 25, 1993

Auditor's No(s): 9301250003, records of Skagit County, Washington



EXHIBIT "B"

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.

