

UNRECORDED DOCUMENT




201012210071
Skagit County Auditor

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When recorded return to:
William Orsborn and Debra Orsborn
130 Lee Lane
Mount Vernon, WA 98274

Filed for record at the request of:

 CHICAGO TITLE INSURANCE COMPANY
425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012305

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR(S)

PFG Mortgage Trust I, By Planet Financial Group, LLC, as Administrator

for and in consideration of

Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, bargains, sells, and conveys to

William J. Orsborn and Debra L. Orsborn, husband and wife

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

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

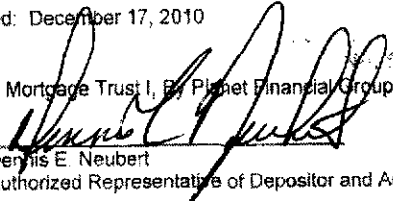
Abbreviated Legal: TRACT 4A, SKAGIT COUNTY SHORT PLAT NO. 46-80

Tax/Map ID(s): 340422-4-023-0104

Tax Parcel Number(s): P27594, 340422-4-023-0104

Dated: December 17, 2010


PFG Mortgage Trust I, By Planet Financial Group, LLC, as Administrator

BY: 
Dennis E. Neubert
Authorized Representative of Depositor and Administrator

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3866

DEC 21 2010

Amount Paid \$ 7231.80
By  Deputy

SPECIAL WARRANTY DEED
(continued)

State of ~~Connecticut~~ ^{al} Illinois
County of Cook

I certify that I know or have satisfactory evidence that
Dennis E. Neubert
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 Authorized Representative of Depositor and Administrator of
Dennis E Neubert to be the free and voluntary act of such party for the uses and purposes mentioned
in the instrument.

Dated: 12/20/10

Name: Kelly A Labahn
Notary Public in and for the State of Washington, Illinois
Residing at: 18 Serra Ct
Lake in the Hills, IL 60156
My appointment expires: August 05, 2014



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EXHIBIT "A"

Order No.: 620012305

For APN/Parcel ID(s): P27594

For Tax Map ID(s): 340422-4-023-0104

Tract 4A, Skagit County Short Plat No. 46-80, approved August 13, 1980, recorded August 20, 1980, in Volume 4 of Short Plats, page 159, under Auditor's File No. 8008200005, being a portion of the East half of the West Half of the Northeast Quarter of the Southeast Quarter of Section 22, Township 34 North, Range 4 East, W.M. and as Amended by Boundary Line Adjustment recorded July 25, 1985 under Auditor's File No. 8507250030, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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SCHEDULE B

(continued)

SPECIAL EXCEPTIONS

1. Reservations as contained in deed;
Recorded: July 12, 1946
Auditor's No.: 394315, records of Skagit County, Washington
Executed By: Pope & Talbot, Inc.
As Follows: Except County road along the North side and reserving to grantor the use of the old logging road along the East line and across the Southeast corner of said premises for road purposes as a means of access to adjoining property

2. 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 SKAGIT COUNTY SHORT PLAT NO. 46-80:

Recording No: 8008200005

3. Covenants, conditions, restrictions, easements and road maintenance agreement contained in instrument, 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: October 31, 1988
Auditor's No.: 8810310028, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 31, 1988
Auditor's No.: 8810310028, records of Skagit County, Washington

5. Covenants, conditions and restrictions 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 in the document

Recording Date: July 25, 1985
Recording No.: 8507250030

6. Protected Critical Area Site Plan

Recording Date: June 2, 2003
Recording No.: 200306020234

8. City, county or local improvement district assessments, if any.

9. Dues, charges, and assessments, if any, levied by Road Maintenance Agreement recorded under Auditor's File No. 8810310028, records of Skagit County, Washington,



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EXHIBIT "C"

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.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.



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