

When recorded return to:
Denise Wolff
10232 Ridge Place
Sedro Woolley, WA 98284



201101190192
Skagit County Auditor

1/19/2011 Page 1 of 2 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret E. Schreifels, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Denise M. Wolff, an unmarried individual

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

Lot 8, ROLLING RIDGE ESTATES NO. 1, according to the plat thereof, recorded in Volume 9 of
Plats, pages 4 and 5, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P68553, 3987-000-008-0003

Subject to: Conditions, covenants, restrictions and easements of record as as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 4, 6, Chicago Title Insurance Company Order
620012429, which is attached hereto and made a part hereof, and Skagit County Right to Farm
Ordinance

Dated: January 14, 2011

Margaret E. Schreifels
Margaret E. Schreifels

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

147

JAN 19 2011

Amount Paid \$ 4544.⁰⁰
Skagit Co. Treasurer
By mm Deputy

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Margaret E. Schreifels is 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: 1-18-11

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of Washington,
Residing at: MT. Vernon, WA

My appointment expires: 3-10-13



EXHIBIT "A"
Exceptions

SPECIAL 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 PLAT OF ROLLING RIDGE ESTATES NO. 1:

Recording No: 674317

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: March 18, 1986

Auditor's No(s): 711398, records of Skagit County, Washington

Executed By: Clarence C. Cummings, et al

3. Exceptions and mineral reservations contained in Deed;
From: W.M. Lindsey and Emma D. Lindsey, husband and wife
Recorded: July 6, 1903
Auditor's No.: 51 of Deeds Page 104, records of Skagit County, Washington

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

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2010
Tax Account No.: P68553
Levy Code: 1335
Assessed Value-Land: \$103,300.00
Assessed Value-Improvements: \$151,700.00

General and Special Taxes: Billed: \$433.81
Paid: \$433.81
Unpaid: \$0.00

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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