

When recorded return to:

Thomas Shane, Jr.
Shane Land, LLC
18019 Bradshaw Road
Mount Vernon, WA 98273



201101270106
Skagit County Auditor

1/27/2011 Page 1 of 4 3:40PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012248

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Niderost and Vicki Niderost, 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 Shane Land, LLC, a Washington limited liability company

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 N/2 SW Sec 34, T34N. R4E W.M.

Tax Parcel Number(s): P23130, 340334-3-001-0000

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

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

Dated: December 27, 2010

David J. Niderost

Vicki Niderost

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

256

JAN 27 2011

Amount Paid \$ 12,910.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
DAVID S. NIDEROST AND VICKI NIDEROST
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: January 27 2011
Marcie Paleck

Name:
Notary Public in, and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



EXHIBIT "B"
Exceptions

1. 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 17, 2006
Recording No.: 200607170236
As follows: This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

2. Record of Survey

Recording Date: September 20, 2006
Recording No.: 200609200119

3. Lot of Record Certification

Recording Date: September 28, 2010
Recording No.: 201009280062

4. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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.



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23130 and 340334-3-001-0000

The North half of the Southwest Quarter of Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT the following described tract:

Commencing at the Southwest corner of the Southwest Quarter (Southwest Section corner);
Thence North 0°22'33" East along the West line of said Southwest Quarter for a distance of 1,325.84 feet to the Southwest corner of said North Half of the Southwest Quarter and being the TRUE POINT OF BEGINNING;

Thence South 89°50'11" East along the South line of said North Half of the Southwest Quarter for a distance of 315.00 feet;

Thence North 0°22'33" East parallel with said West line of the Southwest Quarter for a distance of 296.00 feet;

Thence North 89°50'11" West parallel with said South line of the North Half of the Southwest Quarter for a distance of 315.00 feet, more or less, to the West line of said Southwest Quarter to a point bearing North 0°22'33" East from the TRUE POINT OF BEGINNING;

Thence South 0°22'33" West along said West line for a distance of 296.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT road right-of-way.

Situated in Skagit County, Washington.

