

When recorded return to:
Clarice Keeney
11647 N. Hagen Cr
Sun City, AZ 85351



201102080036
Skagit County Auditor

2/8/2011 Page 1 of 4 1:45PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Pinney and Beverly Pinney, husband and wife and James G. Wisely and Debra Wisely, 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 Clarice A. Keeney, a single person as her separate estate

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

Lot 23 in Tract 1 PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County.

Excepting therefrom mobile home improvements, if any, located within said lands.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P67902 3966-001-023-0015

Subject to covenants, conditions, restrictions, and easements of record. See exhibit A attached hereto.

Dated: February 1, 2011

Edward Pinney

Beverly Pinney

James G. Wisely

Debra Wisely

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

392

FEB 08 2011

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
EDWARD PINNEY AND BEVERLY PINNEY
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: February 3 2011

Marcie Walsh

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

My appointment expires: October 15 2012



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
JAMES G. WISELY AND DEBIVA WISELY
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: February 3 2011

Marcie Walsh

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

My appointment expires: October 15 2012

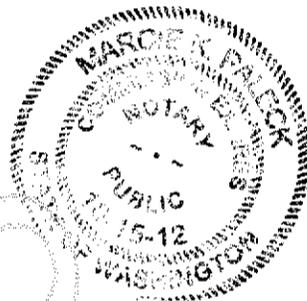


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67902

Skagit 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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EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Low Flow Mitigation Summary;
Recording Date: January 8, 2003
Recording No.: 200301080103

2. Aerobic Treatment Unit Service Agreement;
Executed by: Earl Matto
Between: SCPC
Recording Date: January 16, 2003
Recording No.: 200301160113

3. Title Notification;
Recording Date: November 24, 2003
Recording No.: 200311240105

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cary O. Tillman and Bernice Tillman, Husband and Wife
Purpose: A 16 foot wide non-exclusive, perpetual easement for ingress, egress and utilities
Recording Date: December 24, 2003
Recording No.: 200311240108
Affects: The East 16 feet of Lot 23

5. Protected Critical Area Site Plan and/or Easement
Recording Date: November 24, 2003
Recording No.: 200311240109

6. Title Notification - Special Flood Hazard Area
Recording Date: July 19, 2004
Recording No.: 200407190179

7. Terms and Provisions of:

Skagit Count Planning and permit Center Finding of Fact
Recording Date: August 3, 2004
Recording No.: 200408030110

including, but not limited to: At such time that Edward and/or Beverly Pinney no longer require care or reside in the manufactured home it shall be removed from the property within 6 months.

8. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

9. 2011 real estate taxes, amounts not yet available
Tax Account No.: P67902

Note: General taxes for the full year (2010 taxes)
Billed at \$1,763.19.
Paid \$1,763.19

Taxpayer of the property described herein has qualified for a senior citizen exemption. Contact the Island County Treasurer to determine if said exemption has been or will be cancelled, and to determine the amount of tax payment due.

Manufactured Home Title Elimination Application recorded under Recording No. 200405100156 recites that a manufactured (mobile) home is, or is being affixed to the Land.



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