

When recorded return to:
William Turner and Susan Turner
3905 S Avenue
Anacortes, WA 98221



201102090047
Skagit County Auditor

2/9/2011 Page 1 of 3 2:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012527

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra L. Jones, an unmarried person,
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to William S. Turner and Susan M. Turner, Husband and Wife

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

Lots 1, 2, and 3, Block 14(now vacated), SEATTLE SYNDICATE'S FIRST ADDITION TO THE
CITY OF ANACORTES, WASH., according to the recorded plat thereof in the office of the Auditor
of Skagit County, Washington, in Volume 1 of Plats, page 25, TOGETHER WITH that portion of
vacated "S" Avenue that reverted to said property by operation of law.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P96112, 350230-0-185-0107

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

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.

Dated: February 7, 2011


Debra L. Jones

382
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 09 2011

Amount Paid \$ 7125.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKagit

I certify that I know or have satisfactory evidence that

Debra L. Jones
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: 2-7-11

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



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EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. Reservations contained in City of Anacortes Ordinance #1277, recorded February 10, 1960, under Auditor's File No. 590831, records of Skagit County, Washington, as follows:

The City of Anacortes reserves for itself forever the right to go upon said avenue and vacated portions thereof for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.

2. Agreement, including the terms and conditions thereof, entered into
By: Robert S. Turner, Sr. and Betty M. Turner
And between: City of Anacortes
Recorded: May 19, 1992
Auditor's No.: 9205190099, records of Skagit County, WA
Providing: Rockery placed approximately 100.76 feet along the front of Owner's property and encroaching approximately 8 feet into street right of way on Longview Avenue
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: May 22, 1991
Recording No.: 9105220011
Matters shown: Rock wall
4. Public and private easements, if any, over vacated portion of said premises.
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.
7. 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.



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