

When recorded return to:

Trish Talbot-Phibbs
1422 Monroe Street
Burlington, WA 98233



201102100060

Skagit County Auditor

Filed for record at the request of:

2/10/2011 Page 1 of 2 1:39PM



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012497

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen W. Rolfson and Shirley M. Rolfson as Trustees of The Allen W. Rolfson and Shirley M. Rolfson Living Trust, dated December 16, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Trish Talbot-Phibbs, an unmarried individual and Bridget S. Trujillo, a married woman as her separate estate

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

That portion of the North 100.00 feet of Lot 14, Block 136, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, lying East of the West 148.00 feet thereof.

Situated in Skagit County, Washington.

Tax Parcel Number: P72321, 4077-136-014-0303

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Order 620012497, which is attached hereto and made a part hereof.

Dated: February 3, 2011

The Allen W. Rolfson and Shirley M. Rolfson Living Trust, dated December 16, 2003

BY:

Allen W. Rolfson
Allen W. Rolfson
Trustee

BY:

Shirley M. Rolfson
Shirley M. Rolfson
Trustee

State of Washington
County of Skagit

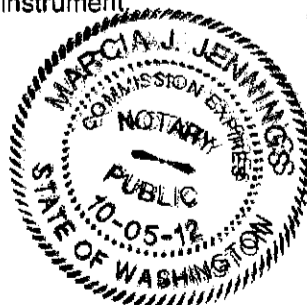
I certify that I know or have satisfactory evidence that Allen W. Rolfson and Shirley M. Rolfson are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of The Allen W. Rolfson and Shirley M. Rolfson Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated:

February 4, 2011

Name:

Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Seacro-Woolley, WA
My appointment expires: 10/5/2012



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

*387

FEB 10 2011

Amount Paid \$ 4038.48
By mlm Skagit Co. Treasurer
Deputy

SCHEDULE B

SPECIAL EXCEPTIONS

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.
4. 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):

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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