

When recorded return to:
Stephen M. Dean
1572 Woodland Place
Mount Vernon, WA 98273



201102160025
Skagit County Auditor

2/16/2011 Page 1 of 3 10:26AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012635

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R. Brown, a married person as his separate estate; and Geraldine Squire, a married person as her separate estate, also known of record as Geraldine Squires

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Stephen M. Dean, an unmarried person

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

Lot 31, FOREST ESTATES, according to the plat thereof, recorded in Volume 8 of Plats, pages 53 and 54, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65444, 3914-000-031-0010

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

Dated: February 9, 2011

John R. Brown

Geraldine Squire

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

438

FEB 16 2011

Amount Paid \$ 3120.⁰⁰
By Skagit Co. Treasurer
mm Deputy

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

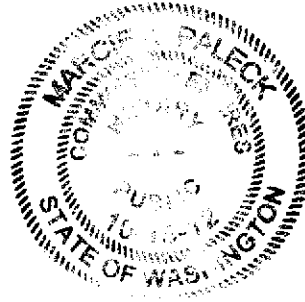
JOHN R. BROWN
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: February 14 2011

Marcie K. Paleck MARCIE K. PALECK
Name:

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

GERALDINE SQUIRE
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 14 2011

Marcie K. Paleck MARCIE K. PALECK
Name:

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

My appointment expires: October 15 2012

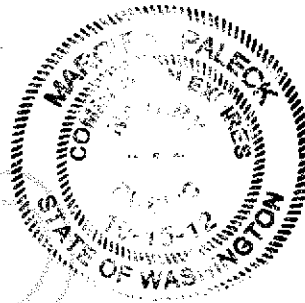


EXHIBIT "A"

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 FOREST ESTATES:

Recording No.: 939226

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.

Recorded: August 6, 1963

Auditor's No(s): 639291, records of Skagit County, Washington

Amended by instrument(s):

Recorded: March 10, 1969

Auditor's No(s): 724056, records of Skagit County, Washington

3. Terms and conditions of Ordinance No. 2418

Recording Date: December 6, 1990

Recording No.: 9012060016

Amended by Ordinance 2425

Recording Date: March 4, 1991

Recording No.: 9103040091

4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent is unpaid on November 1 of the tax year. 2011 tax amounts not yet available.

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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Skagit County Auditor