



201103010028

Skagit County Auditor

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When recorded return to:

H. Richard Blank
Blank Living Trust
3917 Mitchell Drive
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012662

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Irving and Marion A. Irving, Co-Trustees of The Irving Family Trust,
dated August 12, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to H. Richard Blank and Virginia Glee Blank, Co-Trustees of the
Blank Living Trust

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

Lot 2, PLAT OF STITTWOOD DIV. NO. I, according to the plat thereof recorded in Volume 11 of
Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P79585, 4343-000-002-0006

Subject to:

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

Dated: February 23, 2011

The Irving Family Trust, dated August 12, 1991

BY: Donald L. Irving Sr.
Donald L. Irving
Trustee

BY: Marion A. Irving TR
Marion A. Irving
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

582

MAR 01 2011

Amount Paid \$ 8549.⁰⁰

Skagit Co. Treasurer

By MAM Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

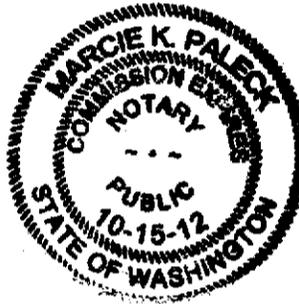
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Donald L. Irving and Marion A. Irving are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee of The Irving Family Trust, dated August 12, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 28 2011

Marcie K. Paleck
MARCIE K. PALECK Name:

Notary Public in and for the State of WASHINGTON
Residing at: ADONT VERNON WA
My appointment expires: October 15 2012



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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 PLAT OF STITTWOOD DIV. NO. 1:

Recording No: 845411

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 21, 1990
Auditor's No(s): 9009210042, records of Skagit County, Washington
In favor of: E.S. Martyr and Ruby Martyr, husband and wife
For: Access purposes
Affects: Private roads known as Mitchell Drive and Mallard Point

3. Any unpaid assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 8, 1976
Auditor's No(s): 845588, records of Skagit County, Washington
Imposed By: William D. Stitt, et ux, et al

4. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: November 1, 1956
Auditor's No.: 543652, records of Skagit County, Washington
To: State of Washington

5. Right to enter said premises to make repairs and to cut brush and trees which constitute a menace or danger to the electric distribution line adjoining said premises as granted in instrument;
Recorded: July 8, 1975
Auditor's File No.: 820257, records of Skagit County, Washington
In Favor Of: Puget Sound Power and Light Company

6. 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: November 8, 1976
Auditor's No(s): 845588, records of Skagit County, Washington

Amended by instrument(s):

Recorded: August 31, 1990, October 12, 1995 April 20, 2000, and October 4, 2007
Auditor's No(s): 9008310082, 9510120022, 200004200019, and 200710040094, records of Skagit County, Washington

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: January 17, 1950
Recording No.: 440543



8. Record of Survey:

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EXHIBIT "A"
Exceptions

Recording Date: June 30, 2003
Recording No.: 200306300342

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by Stittwood Property Owner's Association.

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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