

**When recorded return to:**  
Carlindo Pereira and Jeni-Joy Da Reitz Pereira  
17187 Bull Trout Lane  
Mount Vernon, WA 98274



201103310021  
Skagit County Auditor

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Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273  
Order No.: 620012789

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua M. Krause and Julie N. Krause, 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 Carlindo Pereira and Jeni-Joy Da Reitz Pereira husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:

The North Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 26,  
Township 34 North, Range 4 East of the Willamette Meridian.

EXCEPT roads.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P27918, 340426-3-011-0106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012789, which is  
attached hereto and made a part hereof, and Skagit County Right To Farm Ordinance, which is  
attached

Dated: March 29, 2011

Joshua M Krause  
Joshua M. Krause

Julie N Krause  
Julie N. Krause

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 930

MAR 31 2011

Amount Paid \$ 8905.00  
Skagit Co. Treasurer  
By MAM Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Joshua M. Krause and Julie N. Krause are the  
person(s) who appeared before me, and said person(s) acknowledged that they signed this of  
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned  
in this instrument.

Dated: March 29, 2011  
Marcia J Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro-Woolley, WA

My appointment expires: 10/15/2012  
Marcia J. Jennings



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Terms and conditions of Lot of Record Certification  
Recording Date: October 15, 2007  
Recording No.: 200710150122
2. Terms and conditions of Protected Critical Area Site Plan  
Recording Date: July 23, 2008  
Recording No.: 200807230083
3. City, county or local improvement district assessments, if any.

### 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.

