

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Fred Petersen  
1423 South 12th Street  
Mount Vernon, WA 98274



201104220051  
Skagit County Auditor

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Filed for Record at Request of  
Galvin Realty Law Group  
Escrow Number: S11-00113-JBSS

138899-0

**Statutory Warranty Deed**

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Sarah J. Clark  
Grantee(s): Fred Petersen and Marita Petersen  
Abbreviated Legal:  
Ptn NE 1/4 of NW 1/4, 29-34-4 E W.M.  
Assessor's Tax Parcel Number(s): 340429-0-187-0008

P28360

THE GRANTOR Sarah J. Guenzler, who acquired title as Sarah J. Clark, a married person as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fred Petersen and Marita Petersen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Exhibit "A" Legal Description attached hereto and incorporated herein as though fully set forth herein.

**SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, RESERVATIONS, CONDITIONS AND AGREEMENTS, IF ANY OF RECORD AND AS PER EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF.**

Dated April 13, 2011

Sarah J. Guenzler

1181  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 22 2011

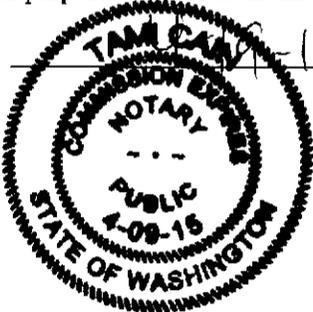
Amount Paid \$ 2283.40  
By Deputy  
Skagit Co. Treasurer

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Sarah J. Guenzler

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

Dated: April 11, 2011



Print Name: Tam Cain  
Notary Public in and for the State of Washington  
Residing at Kenmore WA  
My appointment expires: 4-9-15

**SKAGIT COUNTY RIGHT TO FARM DISCLOSURE**

Buyer: Fred & Marita Petersen 1

Seller: Clark 2

Property: 1423 S 12th St, Mount Vernon, WA 98274 3

Legal Description of Property: 4

See exhibit "A" 5

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Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11  
Skagit County Code section 14.48, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13  
an area zoned for agricultural purposes, you may be subject to inconveniences or 14  
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15  
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16  
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17  
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18  
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19  
County has determined that the use of real property for agricultural operations is a high 20  
priority and favored use to the county and will not consider to be a nuisance those 21  
inconveniences or discomforts arising from agricultural operations, if such operations are 22  
consistent with commonly accepted good management practices and comply with local, State 23  
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25  
the County Auditor's office in conjunction with the deed conveying the Property. 26

Fred & Marita Petersen 3-3-11 Clark 3-4-11  
Buyer Date Seller Date

Marita Petersen 3-3-11 \_\_\_\_\_  
Buyer Date Seller Date



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**EXHIBIT "A"**

**DESCRIPTION:**

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the alley between Eleventh and Twelfth Streets, in the City of Mount Vernon, if the same were extended South, which is 400 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence East a distance of 100 feet to the West line of Twelfth Street, if the same were extended South;  
thence North along the West line of Twelfth Street if extended South a distance of 50 feet;  
thence West a distance of 100 feet to the East line of the aforementioned alley, if extended South;  
thence South a distance of 50 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

*JP AP*



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EXHIBIT "B"

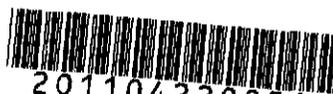
Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: February 1, 2007  
Auditor's No.: 200702010112  
Executed By: Judith Ann Webb, a single person, as her separate estate  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."



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