

When recorded return to:
Grant Graves and Roberta Bouffard
1222 Fenske Lane
Burlington, WA 98233



201104290063
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620012953

STATUTORY WARRANTY DEED

THE GRANTOR(S) LaVerne E Krieger, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Grant N. Graves and Roberta A. Bouffard, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of Skagit County Short Plat No. 96-048, approved May 4, 2005 and recorded May 6, 2005
under Auditor's File No. 200505060139, records of Skagit County, Washington; being a portion of
the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest
Quarter of Section 11, Township 35 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington

Tax Parcel Number(s): P122986, 350511-3-006-0300

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012953, which is
attached hereto and made a part hereof, and Skagit County Right To Farm Ordinance, which is
attached.

Dated: April 27, 2011

LaVerne E Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1269
APR 29 2011

Amount Paid \$ 1607.00
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that LaVerne E. Krieger is the person who appeared
before me, and said person acknowledged that she signed this instrument and acknowledged it to be
her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28, 2011

Marcia J. Jennings

Residing at: Sedro-Woolley

My Commission expires: 10/5/2012



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservations and/or Exceptions contained in instrument;
Recording Date: February 24, 1953
Recording No.: 359932
Affects: Said premises and other property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 18, 1986
Recording No.: 8611180010
Affects: Various strips of land
3. Reservations and/or Exceptions contained instrument;
Recording Date: October 11, 1988
Recording No.: 8810110042
4. Covenants, conditions and restrictions 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 in the document
Recording Date: February 21, 1989
Recording No.: 8902210090

Said Easement was modified and partially recorded under Auditor's File No. 87643.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 2, 1956
Recording No.: 543693
Affects: The Southeast Quarter of the Southwest Quarter, Except the South 100 feet
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: Highway slopes
Recording Date: December 10, 1975
Recording No.: 827596
Affects: A portion of the Southwest Quarter of the Southwest Quarter
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: General highway purposes and appurtenances
Recording Date: June 22, 1976
Recording No.: 837474
Affects: Property adjacent to highway
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Barthe DeClements, a single woman
Purpose: Ingress, egress and utilities
Recording Date: March 14, 1989
Recording No.: 8903140053
Affects: Portion of Lots 1 and 2 and other property
9. Reservation contained in deed;
Recording Date: May 22, 1929
Recording No.: 223306



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Affects: A portion of all lots and other property
As follows: First party reserves the right to divert or dam water from creek now flowing over the land herein conveyed and further reserves all coal and other mineral rights together with the right of entry and removal thereof

10. Reservation contained in deed;
Recording Date: November 9, 1938
Recording No.: 307327
As follows: Reserving and excepting for a county road across the said premises a strip of land 60 feet in width at such place as the county commissioners of said county may at any time hereafter establish a county road across said premises
Affects: A portion of all lots and other property
11. 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.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County, Washington, a municipal corporation
Purpose: Permanent right to enter, use and excavate gravel from a 100 foot strip adjacent to and parallel with the West bank of Wiseman Creek; also to install a dam 2 feet in height across Wiseman Creek
Recording Date: September 19, 1963
Recording No.: 640982
Affects: Property adjacent to Wiseman Creek
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Noretap, a General Partnership, its successors, agents, licensees and assignees
Purpose: A non-exclusive easement for the installation, maintenance, repair and replacement of a waterline, including any and all appurtenances thereto over under and across the subject property
Recording Date: June 14, 1990
Recording No.: 9006140064
Affects: Access easement over adjacent property
14. 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 said Short Plat No. 96-048:

Recording No: 200505060139
15. Terms and provisions of Joint Use and Maintenance Agreement;
Recording Date: May 6, 2005
Recording No.: 200505060140
Affects: Lots 1 through 4 of Short Plat No. 96-048



16. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 23, 1989
Auditor's No.: 8910230016, records of Skagit County, Washington
Executed By: Norette, a Washington general partnership
As follows: A right to use road and utility system described in said instrument together with right to convey the same

Said instrument is a re-recording of instrument (s);
Recorded: February 21, 1989
Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: October 30, 1989 and April 16, 2002
Auditor's No(s): 8910300086 and 200204160016, records of Skagit County, Washington

17. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 13, 1989
Auditor's No.: 8911130023, records of Skagit County, Washington
Executed By: Norette, a Washington general partnership

Said instrument is a re-recording of instrument (s);
Recorded: November 2, 1989
Auditor's File No(s): 8911020073, records of Skagit County, Washington

18. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 23, 1989
Auditor's No(s): 8910230016, records of Skagit County, Washington
Imposed By: Norette Maintenance Corp.

Said instrument is a re-recording of instrument (s);
Recorded: February 21, 1989
Auditor's File No(s): 8902210090, records of Skagit County, Washington

19. Plat Lot of Record Certification;
Recording No.: 200512070108

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

Granted to: Frank P. Martin and Kristi L. Martin, Husband and Wife
Purpose: Ingress, egress and utilities
Recording Date: August 8, 2008
Recording No.: 200808080097

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat Short Plat No. 96-048;
Purpose: Access and 60' x 60' turnaround
Affects: Southerly portion of said premises

22. City, county or local improvement district assessments, if any.

23. Dues, charges, and assessments, if any, levied by Norette Maintenance Corporation.

24. Dues, charges, and assessments, if any, levied by Bacus Hill Water Corporation.

25. 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.



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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