

**When recorded return to:**  
Kelie Evans  
7222 Gallagher Road  
Concrete, WA 98237



201104290065  
Skagit County Auditor

4/29/2011 Page 1 of 4 2:00PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013016

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ida May Hendrickson, Trustee of the Hendrickson Family Trust, dated August 02, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kelie J. Evans, a single person, as her separate estate

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

Lot 6, PLAT OF CAMELOT ON THE SKAGIT, according to the Plat thereof recorded in Volume 12 of Plats, Page 8, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/17th interest in that portion of Government Lot 6, Section 18, Township 35 North, Range 7 East, W.M., lying south of Cape Horn Road.

Situated in Skagit County, Washington

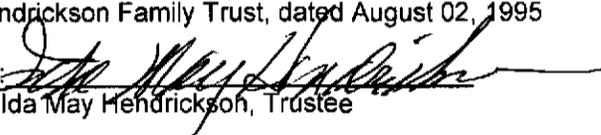
Tax Parcel Number(s): P80657, 4372-000-006-0006

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: April 29, 2011

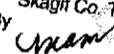
Hendrickson Family Trust, dated August 02, 1995

BY:   
Ida May Hendrickson, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

12.90

APR 29 2011

Amount Paid \$ 183.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

IDA MAY HENDRICKSON

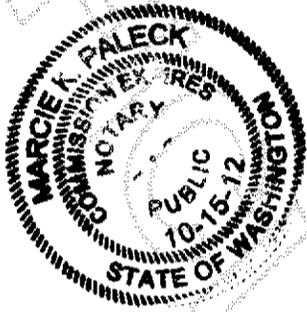
IDA MAY HENDRICKSON is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Hendrickson Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 29 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



201104290065

Skagit County Auditor

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: March 24, 1978  
Auditor's No(s): 876124, records of Skagit County, Washington  
Executed By: Robert W. Powers  
  
Amended by instruments:  
Recorded: January 15, 1991  
Auditor's Nos.: 9101150078, 9101150079, 9101150080, 9101150081 and 9101150082, records of Skagit County, Washington
2. 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 CAMELOT ON THE SKAGIT:  
  
Recording No: 874560
3. 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.
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: September 12, 1978  
Recording No.: 887283  
As Follows: The unplatted portion of said property shall not be used for building purposes.
5. 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: April 27, 1993  
Recording No.: 9304270082
6. City, county or local improvement district assessments, if any.
7. 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



**EXHIBIT "A"**  
**Exceptions**

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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