

When recorded return to:
David Bottenberg
2112 Riley Road
Mount Vernon, WA 98274



201105120077

Skagit County Auditor

5/12/2011 Page 1 of 2 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620012977

CHICAGO TITLE
620012977

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Paul Hagman, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David M. Bottenberg, an unmarried person

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

Lot 27, PLAT OF BLACKBURN RIDGE DIV NO. 2, according to the plat thereof recorded October
31, 2001 under Auditor's File No. ~~200103100122~~ records of Skagit County, Washington.

200010310122

Situated in Skagit County, Washington.

Tax Parcel Number(s): P117382, 4767-000-027-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012977; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 6, 2011

Ryan Paul Hagman

1410
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2011

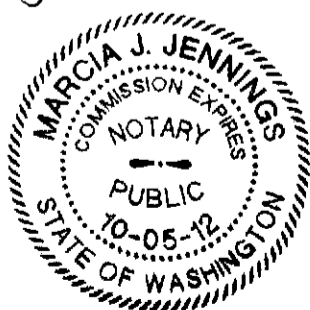
Amount Paid \$ 4406.05
By MF Skagit Co. Treasurer Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ryan Paul Hagman is the person(s) who
appeared before me, and said person(s) acknowledged that he signed this of instrument and
acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this
instrument.

Dated: May 10, 2011



Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

SCHEDULE "B"

SPECIAL 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 BLACKBURN RIDGE DIV. 2:

Recording No: 200103100122

2. 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: October 12, 2000

Auditor's No(s): 200010120092, records of Skagit County, Washington

Executed By: Dean Holt Construction

3. Reservations contained in deed:

Recording Date: July 7, 2009

Recording No.: 200907070356

Regarding: Skagit County Right to Farm Ordinance

4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. 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.



201105120077

Skagit County Auditor