

**When recorded return to:**  
Peter Voorhees and Amanda Voorhees  
13211 Wilson Drive  
Mount Vernon, WA 98273



201106030075  
Skagit County Auditor

6/3/2011 Page 1 of 4 3:20PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013084

CHICAGO TITLE  
620013084

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael L. Schols and Margaret A. Schols, 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 Peter A Voorhees and Amanda N Voorhees, husband and wife

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

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

Abbreviated Legal:

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 31-88 TGW PTN SW SW, 29-35-03

Tax Parcel Number(s): P34966, 350329-3-008-0017

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

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

Dated: June 2, 2011

*Michael L. Schols*

Michael L. Schols

*Margaret A. Schols*

Margaret A. Schols

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1664

JUN 03 2011

Amount Paid \$ 5612.00  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

MICHAEL L. SCHOLS AND MARGARET A. SCHOLS

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

Dated: June 2 2011



Marcie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON

MARCIE K. PALECK

My appointment expires: October 15 2012



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** P34966 and 350329-3-008-0017

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 31-88 as approved August 24, 1988, and recorded August 26, 1988, in Volume 8 of Short Plats, page 60, under Auditor's File No. 8808260030, records of Skagit County, Washington.

Together with that portion of the following described tract located in the Southwest Quarter of the Southwest Quarter of Section 29, Township 35 North, Range 3 East, W.M., which lies Easterly of the centerline of the vacated Josh Wilson Road:

Beginning at a point 356 feet East and 112 feet North of the Northeast corner of Section 31, Township 35 North, Range 3 East, W.M.;  
Thence North 68°20' East a distance of 907.50 feet to the Northeast corner of a tract conveyed to Ezra J. Yeager et ux by Deed recorded August 26, 1970, under Auditor's File No. 742822, said point being the TRUE POINT OF BEGINNING;  
Thence continuing North 69°20" East to an intersection with the East line of the Southwest Quarter of the Southwest Quarter of said Section 29;  
Thence Southerly, along said East line to the Northerly line of a strip of land conveyed to Skagit County for road purposes by instrument recorded October 19, 1967 under Auditor's File No. 705844;  
Thence Northwesterly along said Northerly line to an intersection with the Easterly line of said Yeager tract;  
Thence North 21°40' West along said Easterly line to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.



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## EXHIBIT "B"

### 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 SKAGIT COUNTY SHORT PLAT NO. 31-88:

Recording No: 8808260030

2. Agreement, including the terms and conditions thereof, entered into  
By: James Gaspard  
And between: Skagit County  
Recorded: January 6, 1989  
Auditor's No.: 8901060007, records of Skagit County, WA  
Providing: On-site mound fill sewage disposal system

The exact location and extent of said mound fill sewage system is not disclosed of record.

3. Agreement, including the terms and conditions thereof, entered into  
By: Public Utility District No. 1 of Skagit County  
And between: James D. Gaspard and Patricia Gaspard, husband and wife  
Recorded: July 31, 1989  
Auditor's No.: 8907310033, records of Skagit County, WA  
Providing: Installation of water lines  
Affects: Said premises and other property

4. Public and private easements, if any, over vacated portion of said premises
5. Notice of Airport Noise and Overflight Effects

Recording Date: March 5, 2009  
Recording No.: 200903050091

6. 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.



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