

When recorded return to:  
Steven Feller and Lynn Feller  
20275 English Road  
Mount Vernon, WA 98274



201107060045  
Skagit County Auditor

7/6/2011 Page 1 of 3 1:24PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO Box 638  
Mount Vernon, WA 98273  
Escrow No.: 620012798

CHICAGO TITLE  
620012798

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan L. Robison and Kirk F. Melton, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Steven L. Feller and Lynn E. Feller, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: PTN TRACT A, SKAGIT COUNTY SHORT PLAT NO. 31-76 AND  
PTN SE NW & NE SW, 21-33-04, as more fully described in Exhibit "A" which is attached hereto  
and made a part hereof.

Tax Parcel Number(s): P17121, 330421-2-015-0407, and P103700, 330421-2-032-0100

Subject to: Conditions, covenants restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Company Order 620012798, which is attached hereto  
and made a part hereof, and Skagit County Right To Farm Ordinance.

Dated: July 1, 2011

Susan L. Robison

Kirk F. Melton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

\* 2000

JUL 06 2011

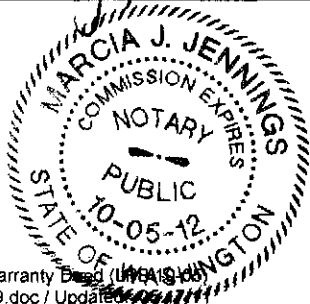
Amount Paid \$ 6769.00

Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Susan L. Robison and Kirk F. Melton  
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/he/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: July 1, 2011



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

## EXHIBIT "A" Legal Description

**For APN/Parcel ID(s):** P17121 and P103700

**Tax Map ID(s):** 330421-2-015-0407 and 330421-2-032-0100

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### PARCEL A:

Tract A, SKAGIT COUNTY SHORT PLAT NO. 31-76, approved July 28, 1976, and recorded July 29, 1976, in Volume 1 of Short Plats, page 152, under Auditor's File No. 839944, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter and of the Northeast Quarter of the Southwest Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT those portions conveyed by deeds recorded October 15, 1993, under Auditor's File Nos. 9310150151 and 9310150152, records of Skagit County, Washington, and as shown as Parcel 1 and Parcel 3 on that certain Survey recorded November 5, 1993, under Auditor's File No. 9311050092, in Volume 15 of Surveys, page 28.

### PARCEL B:

That portion of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Parcel A of that certain tract described in Warranty Deed to Jerald and Mildred Rindal, husband and wife, recorded under Auditor's File No. 87312290041 (also being a Southwest corner of Tract A, Skagit County Short Plat No. 31-76 recorded in Volume 1 of Short Plat, page 152, records of Skagit County, Washington);  
thence North 01°07'59" East, 207.30 feet along the East line of said Rindal Tract to the Northeast corner thereof;  
thence North 82°15'01" West 45.00 feet along the North line of said Rindal Tract;  
thence South 06°40'07" West, 205.96 feet to the South line of said Rindal Tract (also being the North margin of English Road) at a point bearing North 82°15'01" West from the point of beginning;  
thence South 82°15'01" East, 65.00 feet along the South line of said Rindal Tract to the point of beginning.

ALL situated in Skagit County, Washington.

### 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.



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: September 29, 1953  
Auditor's No.: 493383, records of Skagit County, Washington  
In favor of: Headquarters Water Association, a non-profit corporation  
For: Water pipe line
2. Agreement, including the terms and conditions thereof, entered into  
By: Puget Sound Pulp and Timber Company, a corporation  
And between: Headquarters Water Association, a non-profit corporation  
Recorded: September 29, 1953  
Auditor's No.: 493383, records of Skagit County, Washington  
Providing: Water system
3. Covenants, conditions, and restrictions contained in deed  
Recorded: February 26, 1976  
Auditor's No.: 830743, records of Skagit County, Washington  
Executed by: Georgia-Pacific Corporation, a Georgia corporation  
As follows: The Grantees shall not use either of said tracts for building purposes unless approved by appropriate county officials
4. Notice of on-site sewage system  
Recorded: April 5, 1990  
Auditor's No.: 9004050034, records of Skagit County, Washington  
By: Skagit County  
And between: Bill Rindal and Marcia Rindal
5. Reservations contained in deed dated June 14, 1924, executed by English Lumber Company, a Washington corporation, recorded under Auditor's File No. 175123, as follows:  
  
"Reserving however, unto the grantor, its successors and/or assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered with the right to prospect for, extract and remove the same; provided that the grantor, its successors and assigns, shall pay to the grantee, its heirs and assigns, any damage caused to the surface of said lands by the extraction of any such coal, minerals, mineral ores, oil or gas and by the operation of prospecting for and mining the same.
6. 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. 31-76:  
  
Recording No: 839944
7. City, county or local improvement district assessments, if any.
8. 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.



201107060045  
Skagit County Auditor