

When recorded return to:
Thomas Walker
21103 State Route 20
Sedro Woolley, WA 98284



201107190026
Skagit County Auditor

7/19/2011 Page 1 of 2 1:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013326

CHICAGO TITLE

620013326

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret Cole and Geri Cole, 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 Thomas Walker, a single person
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A portion of the West Half of the SW Quarter of Section 27, Township 35
North, Range 4 East, W.M., as more fully described in Exhibit "A" which is attached hereto and
made a part hereof.

Tax Parcel Number(s): P37764, 350427-0-040-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Insurance Order 620013326; and Skagit County Right
To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: July 15, 2011

Garret Cole
Garret Cole
Geri Cole
Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2146

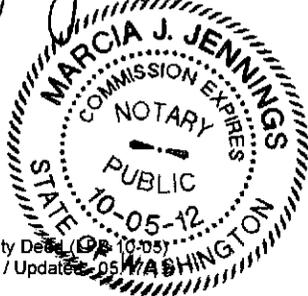
JUL 19 2011

Amount Paid \$ 2566.⁴²
Skagit Co. Treasurer
By mdm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Garret Cole and Geri Cole
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: July 18 2011



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2012

EXHIBIT "A"

For APN/Parcel ID(s): P37764 and 350427-0-040-0006

That portion of the West ½ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the Southwest ¼ of the Southwest ¼ of said Section 27, which is 484.09 feet East of the Northwest corner thereof;
Thence South 15°40' East 2.58 feet to the Northerly right-of-way line of the State Highway through said subdivision;
thence North 60°23'30" East along said right-of-way line 95 feet to a point that is South 60°23'30" West 113 feet from the East line of the West ½ of the Northwest ¼ of the Southwest ¼ of said Section;
Thence North 15°40' West 409.90 feet to the Southeasterly right-of-way line of the former Puget Sound and Baker Railway Company Railroad;
Thence South 37°52' West along said railroad right-of-way 102.70 feet;
Thence South 15°40' East 262.07 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservation contained in deeds under which title is claimed from W. M. Lindsay, et ux, to John O. Peterson and P.D. Morrison, recorded in Volume 49 of Deeds, pages 234 and 435 substantially as follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with the right of entry to take and remove the same."

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 28, 2004
Recording No.: 200409280022
Matters shown: Fences

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

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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