

When recorded return to:
Joan Kertesz and Charles Ellis
3918 Cottage Place
Anacortes, WA 98221



201108010089
Skagit County Auditor

8/1/2011 Page 1 of 4 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013492

CHICAGO TITLE
620013492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald D. Peterson a married man as his separate estate and Vicki L. McManus, wife, as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joan Kertesz, an unmarried individual and Charles E Ellis, an unmarried individual

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

Lot 1, THE ISLES P.U.D., according to the Plat thereof recorded May 3, 2006 under Auditor's File No. 200605030185, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P124388, 4889-000-001-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013492; and Skagit County right To Farm Ordinance; which are attached hereto and made a part hereof.

Dated: July 29, 2011

Donald D. Peterson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2322

AUG 01 2011

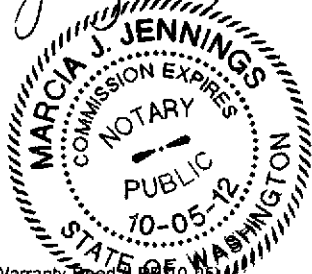
Amount Paid \$ 7481.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Vicki L. McManus

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald D. Peterson and ~~Vicki L. McManus~~ 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 29, 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: 10/5/2012

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Situated in Skagit County, Washington

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Dated: July 29, 2011

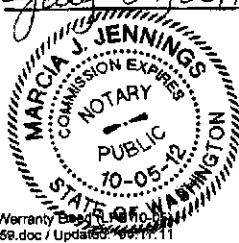
Donald D. Peterson

Vicki L. McManus

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald D. Peterson and Vicki L. McManus 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 29, 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

Statutory Warranty Deed - 10/1/11
WA0000058.doc / Updated 10/1/11

WA-CT-FNRV-620019-620013492



201108010089
Skagit County Auditor

STATUTORY WARRANTY DEED
(continued)

State of Wisconsin
County of La Crosse

I certify that I know or have satisfactory evidence that
Vicki L. McManus
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

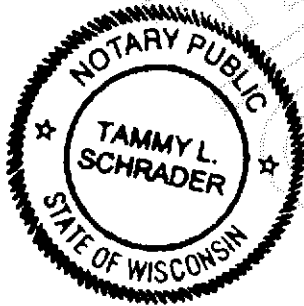
Dated: 7/29/2011

Tammy L. Schrader
Name:

Notary Public in and for the State of Wisconsin

Residing at: County of La Crosse

My appointment expires: 3/15/2015



201108010089

Skagit County Auditor

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 THE ISLES PUD:

Recording No: 200605030185
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 21, 2004
Auditor's No.: 200406210180, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. 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: May 5, 2006
Auditor's No(s): 200605050122, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2009 and April 27, 2011
Recording No.: 200905190024 and 201104270014
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 21, 2004
Auditor's No.: 200406210179, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. Covenant not to oppose future local improvement district recorded June 1, 1999, under Auditor's File No. 9906010020, records of Skagit County, Washington.
6. 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.

