

When recorded return to:
Michael Munro and Veronica Munro
13971 S. Fredonia Road
Mount Vernon, WA 98273



201109010022
Skagit County Auditor

9/1/2011 Page 1 of 2 10:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013550

CHICAGO TITLE 620013550

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Munro and Patricia Munro, 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 Michael Munro and Veronica Munro, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tracts A and E of SKAGIT COUNTY SHORT PLAT NO. 71-79, as approved August 1, 1979 and
recorded August 8, 1979, in Volume 3 of Short Plats, page 158, under Auditor's File No.
7908080022, records of Skagit County, Washington; being a portion of the South Half of the
Southwest Quarter of Section 9, Township 34 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Tax Parcel Number(s): P21254, 340309-3-024-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013550, which is
attached hereto and made a part hereof.

Dated: August 29, 2011

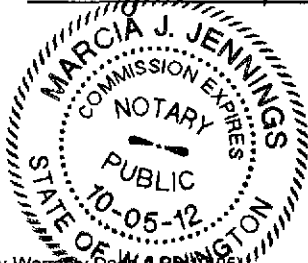
Donald Munro

Patricia Munro

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald Munro and Patricia Munro 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: August 31, 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112644
SEP 01 2011

Amount Paid \$ 4277.00
By ARM Skagit Co. Treasurer Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 1955
Auditor's No(s): 520830, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline and related privileges and facilities
Affects: The South 20 feet of Tracts A and E
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 1983
Auditor's No(s): 8309060018, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Tract E
3. Recitals contained on the face of said Short Plat, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of the lot owners and the responsibility of maintenance shall be in direction relationship to usage of road.

Short plat number and date of approval shall be included in all deeds and contracts.

Zoning – Agricultural.

Sewage Disposal – Individual septic systems.

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.



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