

When recorded return to:
Jay Wisniewski
104 Talcott Street
Sedro Woolley, WA 98284



201109130080
Skagit County Auditor

9/13/2011 Page 1 of 2 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013653

CHICAGO TITLE
620013653

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Sabourin, as Personal Representative of Estate of Marcella L. Hinds, deceased, filed under Probate No. 10-4-00288-0, Superior Court of the State of Washington for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jay Wisniewski, an unmarried individual

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

Lots 33 and 34, Block 48, First Addition to the Town of Sedro in Skagit County, Washington, as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, EXCEPT the West 20 feet of said Lot 34.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P75889, 4150-048-034-0009

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013653; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 30, 2011

Estate of Marcella L. Hinds, deceased

BY: Mary Sabourin PK
Mary Sabourin, Personal Representative

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112743
SEP 13 2011

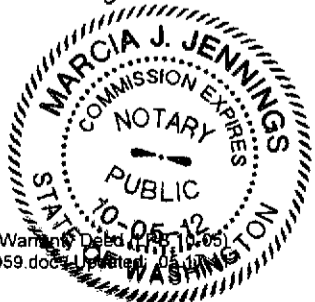
Amount Paid \$ 1,340.⁰⁰
Skagit Co. Treasurer
By JHM Deputy

I certify that I know or have satisfactory evidence that Mary Sabourin is the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Marcella L. Hinds to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 31, 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



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by Sedro-Woolley.

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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