

When recorded return to:  
Carolyn B. Hillier  
23216 Mosier Road  
Sedro Woolley, WA 98284



10/7/2011 Page 1 of 3 1:57PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620013976

CHICAGO TITLE  
620013976

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra L. Doherty, an unmarried individual and Carolyn B. Hillier, a married woman as her separate estate

\*Sole Surviving Heir of Donald Doherty, deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Carolyn B. Hillier, a married woman as her sole and separate property

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

Abbreviated Legal: Portion of the SW Quarter of the SW Quarter of Section 32, Township 36N, Range 4 East of the Willamette Meridian, and Tract 3, Survey AF#888768, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P50504, 360432-3-009-0001, P50497, 360432-3-001-0306

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013976, which is attached hereto and made a part hereof.

Dated: October 4, 2011

Sandra L. Doherty  
Sandra L. Doherty

Carolyn B. Hillier  
Carolyn B. Hillier

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

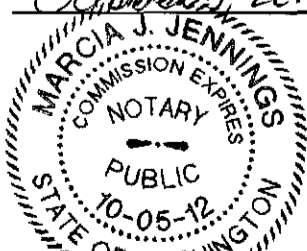
20113016  
OCT 07 2011

Amount Paid \$2230.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Sandra L. Doherty and Carolyn B. Hillier  
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: October 5, 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

**EXHIBIT "B"**  
Exceptions

**For APN/Parcel ID(s): P50504, 360432-3-009-0001, P50497 and 360432-3-001-0306**

Parcel A:

That portion of the Southwest quarter of the Southwest quarter of Section 32, Township 36 North, Range 4 East of W.M., lying Easterly of the Pacific Highway (formerly the abandoned right-of-way of the Great Northern Railway Company) and Westerly of the old county road as it existed in 1919, except road, also except the following described property:

Beginning at the Northwest corner of the above described property, 150 feet along the Westerly boundary of said tract in a Southerly direction; thence Easterly parallel with the North boundary of said property to the center of Friday Creek; thence in a Northerly direction along the middle line of Friday Creek to a point where it intersects the North boundary of said property; thence along the North boundary to the point of beginning.

Situate in Skagit County, Washington

Parcel B:

Tract 3 of that certain survey recorded October 4, 1978, under Auditor's File No. 888768, in Volume 2 of Surveys, Page 119, records of Skagit County, Washington, being a portion of the Southwest quarter of Section 32, Township 36 North, Range 4 East of W.M.

Situate in Skagit County, Washington

**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Recording Date: April 15, 1925  
Recording No.: 182760  
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Larry W. Fisher and Theta L. Fisher, Husband and Wife  
Purpose: Ingress and egress and utility purposes  
Recording Date: October 2, 1974  
Recording No.: 808240

3. 60 foot wide access and utility easement as shown on the face of that certain survey Recorded August 30, 1974, under Auditor's File No. 805590.

4. There is no recorded means of ingress or egress to a public road from the property described as Parcel B in Schedule A.

This policy does not insure against loss arising by reason of any lack of a right of access to and from the land.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground Electric transmission and/or distribution line.  
Recording Date: October 30, 1979  
Recording No.: 7910300006



## EXHIBIT "B"

### Exceptions

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

Recording Date: October 4, 1978 and August 30, 1974  
Recording No.: 888768 and 805590

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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.

### 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.



201110070078  
Skagit County Auditor