

When recorded return to:
Gregory B. VanZanten and Stacey M. VanZanten



201110070082
Skagit County Auditor

10/7/2011 Page 1 of 4 2:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013953

CHICAGO TITLE
620013953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffry C. Ingman and Deborah J. Ingman, husband and wife and GMT Properties, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gregory B. VanZanten and Stacey M. VanZanten, husband and wife

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

Abbreviated Legal Description:

Lot(s): 2 SP No. PL09-0040 AF#200909290118, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P49175, 360408-4-002-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013945; and Skagit County Right To Farm Ordinance, which are attached.

Dated: October 3, 2011

Jeffry C. Ingman

Deborah J. Ingman

GMT Properties, LLC, a Washington limited liability company

BY:
Michael J. Spink

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113021

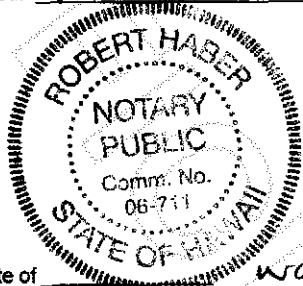
OCT 07 2011

Amount Paid \$ 2158.80
Skagit Co. Treasurer
By Deputy

State of HAWAII
County of HAWAII

I certify that I know or have satisfactory evidence that Deborah J. Ingman is 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: 10-3-11

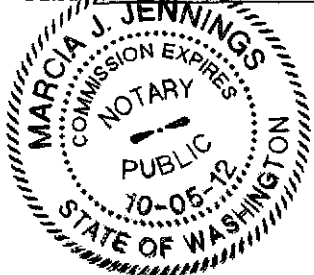


[Signature]
Name: ROBERT HABER
Notary Public in and for the State of HAWAII
Residing at: Waikoloa HI 96738
My appointment expires: 11-19-2014

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeffry C. Ingman is 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: 10/04/2011

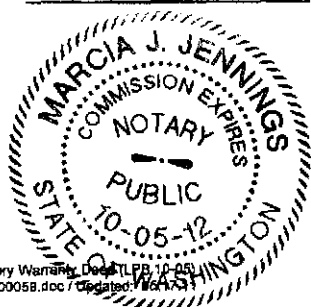


[Signature]
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2013

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael J. Spink is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of GMT Properties, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/6/2011



[Signature]
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 (LPB 10-05)
WA0000058.doc / Updated 1/6/10



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For APN/Parcel ID(s): P49175 and 360408-4-002-0006

Parcel A:

Lot 2, Short Plat No. PL09-0040, approved September 29, 2009, recorded September 29, 2009, under Auditor's File No. 200909290118, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for access and utilities as delineated on the face of said Short Plat No. PL09-0040, approved September 29, 2009, recorded September 29, 2009, under Auditor's File No. 200909290118, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Recording Date: February 16, 2007
Recording No.: 200702160084
2. Lot of Record Certification and the terms and conditions thereof;

Recording Date: August 24, 2007
Recording No.: 200708240147
Affects: Said premises and other property
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: March 6, 2009
Recording No.: 200903060134
4. 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 **Short Card No. PL09-0040**:

Recording No: 200909290118
5. Plat Lot of Record Certification and the terms and conditions thereof;

Recording Date: September 29, 2009
Recording No.: 200909290119
Affects: Said premises and other property
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if



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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 in the document

Recording Date: February 17, 2010
Recording No.: 201002170036

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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