

When recorded return to:
Richard G Wyckoff and Rutheia L Wyckoff
9235 Marshall Rd
Bow, WA 98232



201110200139
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013566

CHICAGO TITLE

620013566

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert G. Lemley, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard G Wyckoff and Rutheia L Wyckoff, husband and wife

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

Abbreviated Legal: Lot 4, Skagit County Short Plat No. 91-029, as more fully described in Exhibit
"A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P101557, 360236-2-003-1106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013566; and
Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113164

OCT 20 2011

Amount Paid \$ 2497.⁰⁰
Skagit Co. Treasurer
By *hnm* Deputy

Dated: October 13, 2011

Robert G. Lemley
Robert G. Lemley

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Robert G. Lemley
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 19, 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

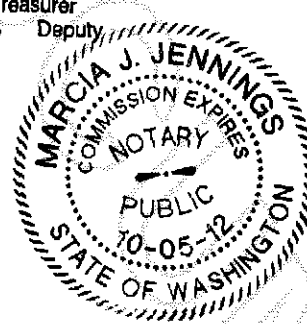


EXHIBIT "B"
Exceptions

For APN/Parcel ID(s): P101557 and 360236-2-003-1106

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 91-029 as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over and across a strip of land 60 feet in width, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter of the Northwest Quarter of Section 36, 660 feet South of the Northwest corner thereof;
Thence North 88° 57' East parallel to the North line of said subdivision to a point 340 feet West of the East line of said subdivision;
Thence South parallel to the East line of said subdivision a distance of 60 feet, more or less to a point 600 feet North of the South line of said subdivision;
Thence West parallel to the South line of said subdivision to the West line of said subdivision;
Thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning.

EXCEPT county road along the West line thereof.

Situated in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: April 28, 1916
Auditor's No.: 113012, records of Skagit County, Washington
Affects: Said premises and other property
2. 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 SKAGIT COUNTY SHORT PLAT NO. 91-029:

Recording No: 9106170082

Note: Easement show across Lot 3 for 20 foot road and utility easement has been extinguished by Quit Claim Deed recorded July 24th, 2001 under Auditor's File No. 200107240092.



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EXHIBIT "B"

Exceptions

3. Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof

Recording Date: March 12, 1998
Recording No.: 9803120069

4. 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.



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