

**When recorded return to:**

Donald J. Wilkins  
1873 Martin Road  
Mount Vernon, WA 98273



201110260068  
Skagit County Auditor

10/26/2011 Page 1 of 2 1:38PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620013392

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bill Krieger and Jannette Krieger, husband and wife and Laverne Krieger, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donald J. Wilkins, a single person

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

Abbreviated Legal: A portion of the SE Quarter of the SE Quarter of the NE Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P24937, 340416-0-023-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013392; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 24, 2011

Bill Krieger  
Bill Krieger

Jannette Krieger  
Jannette Krieger

LaVerne Krieger  
LaVerne Krieger

State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113226  
OCT 26 2011

Amount Paid \$ 3013.20  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Bill Krieger, Jannette Krieger and LaVerne Krieger are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 25, 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): P24937 and 340416-0-023-0001**

That portion of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of McLaughlin Road and the North line of said Southeast Quarter of the Southeast Quarter of the Northeast Quarter;  
Thence South along the West line of said McLaughlin Road a distance of 96.5 feet;  
Thence West parallel to the North line of said Southeast Quarter of the Southeast Quarter of the Northeast Quarter a distance of 100 feet;  
Thence North 96.5 feet to the North line of said Southeast Quarter of the Southeast Quarter of the Northeast Quarter;  
Thence East along the North line of said Southeast Quarter of the Southeast Quarter of the Northeast Quarter to the point of beginning.

Situated in Skagit County, Washington.

**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. Standard Participation Contract, including the terms and conditions thereof:

Recording Date: July 19, 1979  
Recording No.: 7907190021

2. Assessments, if any, levied by City of Mount Vernon.
3. 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.

