

**When recorded return to:**

James R. Elam and Frances Lee Martin Elam,  
trustees of the James R. Elam & Frances Lee  
Martin Elam Revocable Trust Agreement dated  
October 11, 1990.  
22823 Nature View Drive  
Sedro Woolley, WA 98284



201110280053  
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.: 620014112

CHICAGO TITLE  
620014112

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deborah O. Ridgeway and Nicholas M. Ridgeway, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James R. Elam and Frances Lee Martin Elam, trustees of the  
James R. Elam & Frances Lee Martin Elam Revocable Trust Agreement dated October 11, 1990.

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

Lots 11 and 12, Block 17, PLAT OF THE TOWN OF SEDRO, according to the Plat thereof  
recorded in Volume 1 of Plats, Page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P75482, 4149-017-012-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Insurance Company order 620014112; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 26, 2011

Deborah O. Ridgeway

Nicholas M. Ridgeway

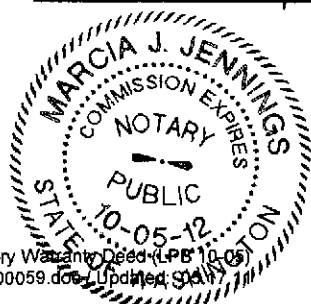
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113252  
OCT 28 2011

Amount Paid \$ 2141.00  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Deborah O. Ridgeway and Nicholas M. Ridgeway  
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 27, 2011



Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro - Woolley, WA  
My appointment expires: 10/15/2012

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:  
  
Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073
2. Assessments, if any, levied by City of Sedro-Woolley.
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 ORIDNANCE

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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