



201111030095  
Skagit County Auditor

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When recorded return to:  
April L Axthelm  
17160 Dike Road  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620013986

CHICAGO TITLE  
620013986

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Logan Creek 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 April L Axthelm, a married woman as her separate estate

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

Abbreviated Legal: A portion of Tracts A & B SURVEY 8711240023, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P81389 / 4397-000-012-0009

Subject to: Conditions, covenants, restrictions and easements or record as more fully described in Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013986, which is attached hereto and made a part hereof.

Dated: November 1, 2011

Logan Creek Properties, LLC

BY: [Signature]  
William Scrupps, Managing Member

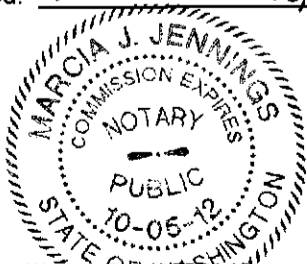
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113341  
NOV 03 2011

Amount Paid \$ 2408.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington  
County of Skagit

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

Dated: November 2, 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

**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. 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 LOGAN CREEK PLANNED UNIT DEVELOPMENT:

Recording No: 7905020014

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 15, 1974  
Auditor's No(s): 808876, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer line  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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

Granted to: Present and future owners of Lots 10, 11 and 12  
Purpose: Ingress, egress, drainage and utilities  
Recording Date: October 24, 1980  
Recording No.: 8010240040

4. Covenants, conditions and restrictions 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 in the document

Recording Date: October 24, 1980  
Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984 and March 11, 1986  
Recording No.: 8405170054 and 8603110028

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof disclosed in instrument;

Recording Date: October 24, 1980  
Recording No.: 8010240039  
Imposed By: Nathaniel R. Purcell, etal

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

Granted to: Guy E. Dreadin and James J. Duffy (further called JEM Construction)  
Purpose: Storm drainage  
Recording Date: November 2, 1994  
Recording No.: 9411020072

7. Covenants, conditions and restrictions 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 in the document

Recording Date: October 9, 2002  
Recording No.: 200210090196 and 200210090197  
As Follows: "The above described property will be combined or aggregated with contiguous property owned by the grantee and described on "Exhibit A" attached hereto. This boundary line adjustment is hereby approved"



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Skagit County Auditor

**SCHEDULE "B"**

8. 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 SURVEY:

Recording No: 8711240023

9. Assessments, if any, levied by Logan Creek Homeowner's Association.

10. Assessments, if any, levied by City of Mount Vernon.

11. 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.

**EXHIBIT "A"**

Order No.: 620013986

**For APN/Parcel ID(s): P81389 and 4397-000-012-0009**

The East 15 feet and the South 26 feet of the following described parcels:

Tracts "A" and "B" of that survey recorded November 24, 1987, under Skagit County Auditor's File No. 8711240023, in Volume 7 of Surveys, page 126, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities as described in that instrument recorded under Auditor's File No. 8010240040, records of Skagit County, Washington.

Situated in Skagit County, Washington.

