

When recorded return to:
Kenneth Lee Bates and Skye Bates
3920 W. 6th
Anacortes, WA 98221



201111160064
Skagit County Auditor

11/16/2011 Page 1 of 3 3:50PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014128

CHICAGO TITLE
620014128

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Lee Johnson and Rita J. Johnson, 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 Kenneth L. Bates and Skye Bates, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A portion of the NW Quarter of the SW Quarter of Section 11, Township 34
North, Range 1 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): P102910, 340111-3-003-0100

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Order 620014128; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 15, 2011

William Lee Johnson
William Lee Johnson

Rita J. Johnson
Rita J. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113482

NOV 16 2011

Amount Paid \$ 2408.⁰⁰

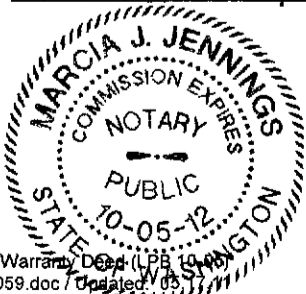
Skagit Co. Treasurer

By MJM Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
William Lee Johnson and Rita J. Johnson
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: November 16, 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: 10/15/2012

EXHIBIT "B"
Exceptions

For APN/Parcel ID(s): P102910 and 340111-3-003-0100

That portion of the Northwest Quarter of the Southwest Quarter of Section 11, Township 34 North, Range 1 East, of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter of the Southwest Quarter;
thence South 89°11'16" East along the South line of said Northwest Quarter of the Southwest Quarter a distance of 280.00 feet;
thence North 0°13'00" West parallel to the West line of said Northwest Quarter of the Southwest Quarter a distance of 601.12 feet;
thence North 89°11'16" West, a distance of 144.51 feet to the intersection with the East line of Rosario Road;
thence South 31°52'40" West along the East line of said Rosario Road a distance of 254.98 feet to the intersection with the West line of said Northwest Quarter of the Southwest Quarter;
thence South 0°13'00" East, a distance of 292.89 feet;
thence North 50°28'16" East, a distance of 58.39 feet;
thence South 39°31'44" East, a distance of 54 feet to the beginning of a curve to the right having a radius of 45.00 feet;
thence along the arc of said curve through a central angle of 156°25'19" an arc length of 122.85 feet to the beginning of a reverse curve to the left having a radius of 20.00 feet;
thence along the arc of said curve through a central angle of 66°25'19" an arc length of 23.19 feet;
thence South 50°28'16" West, a distance of 2.95 feet to the intersection with the West line of said Northwest Quarter of the Southwest Quarter;
thence South 0°13'00" East, a distance of 12.23 feet to the point of beginning;

Situate in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 18, 1994
Auditor's No(s): 9410180002, records of Skagit County, Washington
In favor of: Drainage Easement
2. Easement delineated on the face of said Plat of Seaview Division No. 4;
For: Drainage
3. Terms and Provisions of Skagit County Planning & Development Services Lot of Record Certification recorded under Skagit County Auditor's File Number 201111040047, as follows:
 1. CONVEYANCE: IS NOT a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefor IS NOT eligible for conveyance or development.
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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Skagit County Auditor