

When recorded return to:
Kevin Donald Richard Welk and Cara Jo Welk
12967 Josh Wilson Road
Mount Vernon, WA 98273



201111170085
Skagit County Auditor

11/17/2011 Page 1 of 5 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013627

CHICAGO TITLE
620013627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric J. Landon and Wendy Landon, 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 Kevin Donald Richard Welk and Cara Jo Welk, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:

PTN SE, SE 30-35-03 AND PTN NE, NE 31-35-03

Tax Parcel Number(s): P122046, P35109, 350331-0-038-0005, 350330-4-009-0100

Subject to: Covenants, conditions, restrictions and easements of record

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 27, 2011

Eric J. Landon

Wendy Landon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113493
NOV 17 2011

Amount Paid \$ 9,995.⁰⁰
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
ERIC J. LANDON AND WENDY LANDON
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 14 2011

MARCIE K. PALECK

Marcie Paleck

Name: _____
Notary Public in and for the State of _____
Residing at: Mount Vernon WA
My appointment expires: October 15 2012

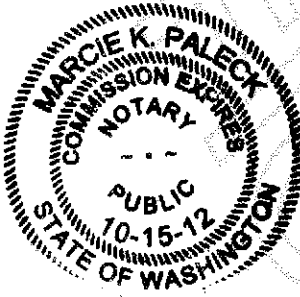


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122046, P35109, 350331-0-038-0005 and 350330-4-009-0100

PARCEL A:

That portion of Tract 5, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of said Tract 5 and the Northwestern line of D Avenue as shown on said plat (said point being also on the North line of Section 31, Township 35 North, Range 3 East, W.M.);

Thence West along the North line of Tract 5, a distance of 573.29 feet;

Thence Southeasterly parallel with 7th Street in said plat to the Northerly line of D Avenue;

Thence Northeasterly along said Avenue to the point of beginning.

TOGETHER WITH all that portion of the East Half of the Southeast Quarter of the Southeast Quarter of Section 30, Township 35 North, Range 3 East, W.M., lying South and West of the following described line:

Beginning at the Southeast corner of said Section 30, as said point is shown on the certain Record of Survey recorded in Book 6 of Surveys, at pages 75 and 76, under Auditor's File No. 8505090031, records of Skagit County, Washington;

Thence North 89°40'20" West along the south line thereof, a distance of 165.10 feet to the Southwest corner of that certain tract of land conveyed to Mark R. Olson and Carrie A. Olson, husband and wife, by instrument dated July 30, 1991, and recorded under Auditor's File No. 9108020039, records of said County and State, said point being the true point of beginning of said described line;

Thence North 20°34'20" West along the Westerly line of said Olson tract, a distance of 144.35 feet to its Northwest corner;

Thence South 83°34'01" West a distance of 452.35 feet to a point on the West line of said East Half of the Southeast Quarter of the Southeast Quarter of Section 30, said point lying North 0°40'34" East, a distance of 81.60 feet from the Southwest corner thereof, said point being the end of said described line.

EXCEPT the following described tract:

Beginning at a point on the South line of said Section 30, 165.1 feet West of the Southeast corner;

Thence North 20°54' West 144.35 feet;

Thence North 69°55' East 233.07 feet to the East line of said Section;

Thence South 0°36'48" West along said East line 182.56 feet to the North line of the County road;

Thence South 68°40' West along the North line of County Road 166.1 feet;

Thence North 20° 54' West 30.06 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract 5, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Section 31, Township 35 North, Range 3 East, W.M.;

Thence North 89°40'20" West along the North line of said Section 31, being also the North line of said Tract 5, a distance of 655.67 feet to the Northeasterly corner of that tract of land described as Parcel "B" in Real Estate Contract between Robert H. and Selma B. Nemitz and Seaview Holding Ltd., recorded under Auditor's File No. 837820,;

Thence South 22°31'20" East along the Easterly line of said tract of land a distance of 69.68 feet to the true point of beginning;

Thence continue South 22°31'20" East, a distance of 139.15 feet to the Northerly right of way line of the Josh Wilson Road;

Thence South 68°58'20" West along said Northerly margin a distance of 40.14 feet;

Thence North 6°19'16" West a distance of 143.81 feet to the true point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

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

Granted to: Seaview Holdings Ltd.
Purpose: Ingress, egress and utilities
Recording Date: January 16, 1985
Recording No.: 8503050027

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipes, line or lines for the transportation of water
Recording Date: September 12, 1985
Recording No.: 8509120017

3. Restrictions imposed by instrument

Recording Date: March 5, 1985
Recording No.: 8503050026

As Follows:

"In case a new road is needed by either parties, the present fence on the East side of Parcel 2-B and the fence on the South side of Parcel 2-D shall be moved onto the property lien as surveyed by Leonard and Boudin Seaview Properties, Inc. shall pay the cost of moving the fence"

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: March 5, 1985
Recording No.: 8503050025

As Follows: "The above described property will be combined or aggregated with contiguous property owned by the Purchaser. This boundary adjustment is not for the purposes of creating additional building lot"

5. 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: 200411220202

6. Lot Certification and the terms and conditions thereof

Recording Date: September 22, 2005
Recording No.: 200509220222

7. Advanced Septic Treatment Systems, Inc and the terms and conditions thereof

Recording Date: May 1, 2006
Recording No.: 200605010030

8. Road Construction, Repair and Maintenance Agreement and the terms and conditions thereof

Recording Date: August 22, 1990
Recording No.: 9008220009
Regarding: Private roads identified as Seaview Lane and Padilla Bay Lane



EXHIBIT "B"
Exceptions

9. 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: August 19, 2004
Recording No.: 200408190097
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot. This boundary line adjustment is creating a parcel that will have a split zoning designation. Each zoned portion of the new parcel may not be developed, sub-divided, or used consistent with the applicable zoning district's use regulations. The new parcel will be entitle to one development right like a uniformly zoned parcel would."

10. Notice of Airport Noise and Overflight and the terms and conditions thereof

Recording Date: March 5, 2009
Recording No.: 200903050091

11. City, county or local improvement district assessments, if any.

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.

