

When recorded return to:
Susan E. Rowe
1214 S. 6th St
Mount Vernon, WA 98273



201111290065
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.: 620013852

CHICAGO TITLE BELLINGHAM
245343516

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maxine Leedy, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Susan E. Rowe, a ^{WOMAN} single person, as her separate estate

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

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

Abbreviated Legal: IMPROVEMENTS ONLY

PTN NW NW, 29-34-04

Tax Parcel Number(s): P28422, 340429-0-241-0002

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

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

Dated: November 22, 2011

Maxine Leedy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113609

NOV 29 2011

Amount Paid \$ 894.61
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

MAXINE LEEDY
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 21 2011

MARCIE K. PALECK

Marcie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28422 and 340429-0-241-0002

That portion of the Northwest Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 176 feet South of the Southwest corner of Block 2, 'CENTRAL ADDITION TO MT. VERNON', as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington, which point is also the Southwest corner of a tract conveyed May 19, 1934, to Lee M. Hughes by deed recorded in Volume 164 of Deeds, page 508;

Thence South 55 feet;

Thence East 104 feet, more or less, to a point which is 660 feet East of the West line of said Northwest Quarter of the Northwest Quarter;

Thence North on a line parallel with and 660 feet East of said West line of the Northwest Quarter of the Northwest Quarter, 55 feet;

Thence West 104 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

SUBJECT TO THE TERMS AND CONDITIONS OF THE HOME TRUST OF SKAGIT MASTER GROUND LEASE DATED 11-23-2011 AND RECORDED IN AUDITORS FILE NO.

20111290064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTE: This Deed conveys on the right, title and interest of the grantor in the improvements situated on the land legally described above, and does not convey and right, title or interest in the land itself. If any such improvements are classified as personal property and not as real property, the right title and interest of the Grantor in such items of personal property have been transferred to the Grantee by a Bills of Sale of even date.



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EXHIBIT "B"
Exceptions

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



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