

When recorded return to:
Jeffrey O. Lund and Janet G. Lund
P.O. Box 1315
Seahurst, WA 98062



201112090067
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.: 620014299

CHICAGO TITLE

620014299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Hundahl and Carol R. Hundahl, 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 Jeffrey O. Lund and Janet G. Lund, husband and wife

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

Lot 4, MADDOX CREEK PUD PHASE I, according to the plat thereof recorded in Volume 16 of
Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P109309, 4681-000-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014299; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 7, 2011

Donald E. Hundahl
Donald E. Hundahl

Carol R. Hundahl
Carol R. Hundahl

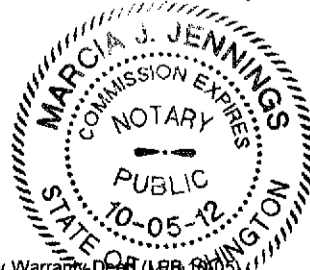
20113742
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 09 2011
Amount Paid \$ 562.00
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Donald E. Hundahl and Carol R. Hundahl
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: December 8, 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: 10/5/2012

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 MADDOX CREEK PUD PHASE I:

Recording No: 9609090082
2. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: July 17, 2001
Auditor's No(s):: 200107170099, records of Skagit County, Washington
In favor of: Steve W. Doty and Shirley Doty, husband and wife
For: Non-exclusive easement for ingress, egress, parking and landscaping
3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 9, 1996
Auditor's No(s):: 9609090083, records of Skagit County, Washington
Executed By: City of Mount Vernon and InterWest Properties, Inc.
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 20, 1996
Auditor's No(s):: 9609200054, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: September 20, 1996
Auditor's No(s):: 9609200055, records of Skagit County, Washington
Executed By: InterWest Properties, Inc.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1996
Auditor's No(s):: 9609200054, records of Skagit County, Washington
Imposed By: Maddox Creek Master Community Association
7. Notice contained in deed

Recording Date: September 29, 2005
Recording No.: 200509290145
Regarding: Skagit County Right to Farm Ordinance
8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Maddox Creek Master Community Association.
10. 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.



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Skagit County Auditor

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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