

When recorded return to:
Nathan R Dekok and Valerie D Dekok
9404 Prospect Street
Sedro Wooley, WA 98284



201112130037
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.: 620013591

CHICAGO TITLE CO. 620013591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Faye Schrum, as her separate estate
for and in consideration of Probate filed in Skagit County Superior Court in the State of Washington
under case No. 10-4-00374-6
in hand paid, conveys, and warrants to Nathan R Dekok and Valerie D Dekok, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

All of Lot 5 and Lot 6, EXCEPT the North 90 feet thereof, MOUNTAIN VISTA ADDITION,
according to the plat thereof, recorded in Volume 7 of Plats, page 65, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P67638, 3960-000-006-0014

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Order 620013591, and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 12, 2011

Bonnie Faye Schrum
Bonnie Faye Schrum

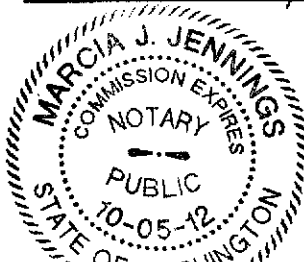
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 3792
DEC 13 2011

State of Washington
County of Skagit

Amount Paid \$ 3306.90
Skagit Co. Treasurer
By rum Deputy

I certify that I know or have satisfactory evidence that Bonnie Faye Schrum
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 13, 2011



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Wooley, WA
My appointment expires: 10/5/2012

SCHEDULE "B"
Exceptions

SPECIAL EXCEPTIONS

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

Granted to: Drainage District No. 14
Purpose: Drainage ditch
Recording Date: February 26, 1935
Recording No.: 267764
 2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
 3. Terms, conditions, and restrictions of that instrument entitled Ordinance No. 1481-04;
Recorded: October 13, 2004
Auditor's No(s): 200410130026, records of Skagit County, Washington
In Favor of: City of Sedro-Woolley
Affects: Said premises and other property
Which states in part, as follows:

Residential User Connection Fee. ...shall pay a special connection fee in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit connected to the sanitary sewer.

Nonresidential User Connection Fee. ...shall pay a special connection fee for each nonresidential structure or nonresidential use connected to the sanitary sewer in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each equivalent residential unit ("ERU").
 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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