

When recorded return to:
James W. Unsell and Celia E. Unsell
12096 Martin Rd
Rockport, WA 98283



201201060076
Skagit County Auditor

1/6/2012 Page 1 of 4 1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014395

CHICAGO TITLE
620014395

STATUTORY WARRANTY DEED

THE GRANTOR(S) William W. Walsh and Stella M. Walsh, 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 James W. Unsell and Celia E. Unsell, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A portion of Government Lot 2, Section 1, Township 34 North, Range 9 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): P30733, 340901-0-003-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014395; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 4, 2012

William W. Walsh
William W. Walsh

Stella M. Walsh
Stella M. Walsh

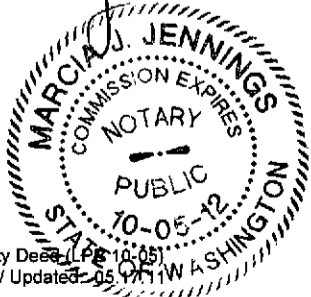
State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 34
JAN 06 2012

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that
William W. Walsh and Stella M. Walsh mg
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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument. mg

Dated: January 5, 2012



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

STATUTORY WARRANTY DEED

(continued)

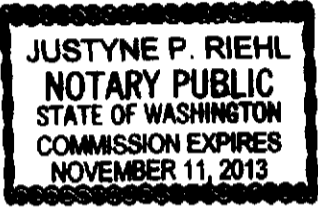
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Stella M. Welch
(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: January 5, 2012

Justyne P. Riehl
Name: JUSTYNE P. RIEHL
Notary Public in and for the State of Washington
Residing at: Schroeder, WA
My appointment expires: 11-11-13



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Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30733 and 340901-0-003-0007

That portion of Government Lot 2, Section 1, Township 34 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point in the centerline of the Rockport/Darrington Road, at the intersection of the centerline of the Rockport/Cascade Road;
Thence 1,250 feet, more or less, East on the centerline of said Rockport/Cascade Road to a point set on said centerline;
Thence 40 feet, more or less, North 6° East to the North edge of the Rockport/Cascade Road right of way;
Thence South 88° East 285 feet, more or less, to a hub and tack and the true point of beginning;
Thence North 6° East 690 feet, more or less, to the Northwest corner of the Southeasterly Half of the Teegarden Parcel;
Thence South 88° East 530 feet, more or less, to the West edge of the existing County Road (Martin Road) to the Northeast corner of the Southeasterly Half to the Teegarden Parcel (Also known as the Southeast corner of the Northern Quarter of the Teegarden Parcel);
Thence South along the West edge of the County road South 11°30' East 220 feet, more or less;
Thence along existing fenceline, South 5° West 260 feet, more or less;
Thence South 17°30' West 110 feet, more or less;
Thence South 34° West, 150 feet, more or less, to the Southeast corner of the Southeasterly Half of the Teegarden Parcel and the North edge of the right of way of the Rockport/Cascade Road;
Thence North 88° West 500 feet, more or less, to a hub and tack which is the West edge of the Southeasterly half of the East edge of the Western Quarter of the Teegarden Parcel and the true point of beginning.

(Said parcel also shown of record as Parcel A (a) bequeathed to James D. Dellinger in deed recorded December 19, 1994, under Auditor's File No. 9412190032, records of Skagit County, Washington, and also shown as Parcel A, Southeastern Half in record of Survey filed August 8, 2000, under Auditor's File No. 200008080073, records of Skagit County, Washington).

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Terms, conditions, and restrictions of that instrument entitled Skagit County Permit Center Lot Certification;
Recorded: January 14, 1998
Auditor's No(s): 9801140047, records of Skagit County, Washington
2. Any rights, interests, or claims which may exist or arise as disclosed by survey,

Recording Date: August 8, 2000
Recording No.: 200008080073
3. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;
Recorded: January 3, 2006
Auditor's No(s): 200601030150, records of Skagit County, Washington
4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: February 17, 2006
Auditor's No(s): 200602170102, records of Skagit County, Washington
5. 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.

