

When recorded return to:
Mark E Buggins and Sheryll A Buggins
222 Lakeview Drive
Sitka, AK 99835



201201060078
Skagit County Auditor

1/6/2012 Page 1 of 5 1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014600

CHICAGO TITLE

620014600

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Philipp, Personal Representative of the The Estate of James E. Futrelle, deceased, Skagit County Superior Court Case No. 10-04-00385-1

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Mark E Buggins and Sheryll A Buggins, **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:

Lot(s): PTN TRACT 2 DEITER'S ACREAGE

Tax Parcel Number(s): P64938, 3899-000-002-0501

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

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

Dated: January 3, 2012

Sharon Philipp, Personal Representative of The Estate of James E. Futrelle, deceased

BY: Sharon Philipp, Pers. Rep.
Sharon Philipp,
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201235

JAN 06 2012

Amount Paid \$ 3164.50
Skagit Co. Treasurer
By man Deputy

ACKNOWLEDGMENT

State of California

County of SACRAMENTO

On 1-4-12 before me, L. AKERS, NOTARY PUBLIC

personally appeared Sharon Philipp

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



L. AKERS
NOTARY PUBLIC

In and for the State of California
County of Sacramento
My Commission Expires 07 / 19 / 2013
Commission Number 1858451



OPTIONAL

Document Title or Type

Statutory Warranty Deed

Document Date

1-3-12



201201060078

Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64938 and 3899-000-002-0501

PARCEL A:

The North 115.00 feet of the South 265.00 feet of the West 131.00 feet of Tract 2, DEITER'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

(Being a portion of Tract B of Skagit County Short Plat#10-74, dated April 19, 1974.)

PARCEL B:

An easement right for ingress, egress, road, and utilities, over, under, to, through, and across a tract of land being 40 feet in width, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of the said Tract 2 (Northeast corner of Tract 1 of said plat); thence South 02°57'41" East, along the line between the said Tract 2 and Tract 1 of said plat, a distance of 378.50 feet to an intersection with the North line of the South 265.00 feet of said Tract 1 and 2, said intersection being the terminus of said centerline.

All situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

SPECIAL EXCEPTIONS

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

Granted to: Carroll C. Robideau and Lorraine M. Robideau, husband and wife
Purpose: Road right-of-way
Recording Date: February 18, 1971
Recording No.: 748904
Affects: The West 20 feet of said premises

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: Water line
Recording Date: October 24, 1974
Recording No.: 809310
Affects: The West 20 feet of said premises

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 8, 1976
Recording No.: 809829
Affects: East 5 feet of the West 25 feet of said premises

4. Notes as disclosed by said short plat:

- A. Zoning - Residential
- B. Water Supply - P.U.D. No. 1 or individual well
- C. Sewage Disposal - Individual septic tank
- D. Ground Elevations - Not in flood plain

5. Easement delineated on the face of said short plat

For: Road and utilities
Affects: A strip along the East boundary of said premises

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 20, 2005
Recording No.: 200507200114
Matters shown: Fence

7. Plat Lot of Record Certification

Recording Date: July 18, 2011
Recording No.: 201107180087

8. 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 (amounts do not include interest and penalties).



EXHIBIT "B"
Exceptions

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.

