

**When recorded return to:**  
Robert D Lull and Cindy R Lull  
13640 Bay View Road  
Mount Vernon, WA 98273



201201180007  
Skagit County Auditor

1/18/2012 Page 1 of 4 10:39AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620014561

CHICAGO TITLE  
620014561

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John A Companion and Bonnie J Companion, 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 Robert D Lull and Cindy R Lull, 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:

Ptn. Gov't Lot 2, Sec. 5, Twn. 34N, Rng. 3E.W.M.

Tax Parcel Number(s): P21110, 340305-1-008-0004

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

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

Dated: January 9, 2012

\_\_\_\_\_  
John A Companion

\_\_\_\_\_  
Bonnie J Companion

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012114  
JAN 18 2012

Amount Paid \$ 4277.02  
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 JOHN A. COMPANION AND BONNIE J. COMPANION 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: January 10 2012

MARCIE K. PALECK

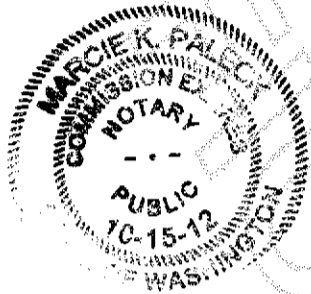
Marcie K. Paleck

Name:

Notary Public in and for the State of Washington

Residing at: Mount Vernon WA

My appointment expires: October 15 2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P21110 and 340305-1-008-0004**

---

The South 232.00 feet of the North 262.00 feet of the following described tract:

Government Lot 2, Section 5, Township 34 North, Range 3 East, W.M., EXCEPT the East 25.06 rods thereof,

AND EXCEPT the following described parcel:

Beginning at the intersection of the West line of said Government Lot 2 with the South line of the county road running along the North line thereof;  
Thence East along the South line of said County road 442 feet, more or less, to the Northeast corner of a tract conveyed to Robert L. Galbraith and Mary L. Galbraith, husband and wife, by deed dated January 10, 1964, recorded January 16, 1964, under Auditor's File No. 645559;  
Thence South parallel with the West line of said Government Lot 2, to the South line thereof;  
Thence West along said south line to the West line of said Government Lot 2;  
Thence North along said West line to the point of beginning.

AND ALSO EXCEPT any portion thereof lying with Lots 1 and 2 of Skagit County Short Plat No. 96-049, approved September 10, 1996, and recorded October 4, 1996 in Volume 12 of Short Plats, pages 151 and 152, under Auditor's File No. 9610040035.

AND ALSO EXCEPT that portion of said South 232.00 feet of the North 262.00 feet lying Easterly of the following described line:

Commencing at the Northwest corner of said South 232.00 feet of the North 262.00 feet;  
Thence South 89 degrees 44'40" East 312.14 feet along the North line of said South 232.00 feet of the North 262.00 feet to the True Point of Beginning of said line;  
Thence South 05 degrees 56'27" West 233.15 feet to a point on the South line of said South 232.00 feet of the North 262.00 feet that is South 89 degrees 44'40" East 292.36 feet from the Southwest corner of said South 232.00 feet of the North 262.00 feet and the terminus of said line.

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: To draw water from the well located on the subject property together with the right to plumbing construct and maintain a pipeline to said well and necessary  
Recording Date: September 23, 1957  
Recording No.: 556398
2. Notice of On-Site Sewage System Status and the terms and conditions thereof  
Recording Date: December 6, 1993  
Recording No.: 9312060100
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 27, 1994  
Recording No.: 9401270107
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: William A. Escoubas and Bettie J. Escoubas  
Purpose: Ingress, egress, utilities, well, pump house and septic drainfield  
Recording Date: November 12, 1997  
Recording No.: 9711120083
5. Protected Critical Area Site Plan and the terms and conditions thereof  
Recording Date: September 27, 1999  
Recording No.: 199909270003
6. Record of Survey  
Recording Date: June 18, 2007  
Recording No.: 200706180231
7. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof  
Recording Date: March 5, 2009  
Recording No.: 200903050091
8. 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.

