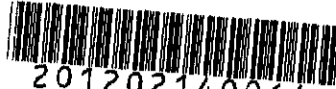


When recorded return to:
Dennis G. Holland
303 Coates Lane
Sedro Woolley, WA 98284



201202140064
Skagit County Auditor
2/14/2012 Page 1 of 2 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014609

CHICAGO TITLE
620014609

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rose Interbay Properties, L.L.C., a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Dennis G. Holland, a married man as his separate estate

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

Lot 27, HOGG SUBDIVISION, according to the plat thereof recorded in Volume 16 of Plats, pages 154 and 155, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P110978, 4689-000-027-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014609; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 9, 2012

Rose Interbay Properties, L.L.C.

BY: James R. Rose Member

James R. Rose, Member

BY: Catherine T. Rose Member

Catherine T. Rose, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012364
FEB 14 2012

Amount Paid \$ 2942.⁰⁰
Skagit Co. Treasurer
By mm Deputy

State of WA
County of Snohomish

I certify that I know or have satisfactory evidence that James R. Rose and Catherine T. Rose are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Members of Rose Interbay Properties, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-13-12
Notary Public
State of Washington
TONY HOWES
My Appointment Expires Feb 28, 2014

TH
Name Tony Howes
Notary Public in and for the State of WA
Residing at: Manville
My appointment expires: 2-28-14

SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 30, 1907
Auditor's No.: 63371, records of Skagit County, Washington
In favor of: Puget Sound and Baker River Railroad Company
For: Underground electric system, together with necessary appurtenances
Affects: 50 feet right of way

NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 14, 1926
Auditor's No.: 197187, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric system, together with necessary appurtenances
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 31, 1948
Auditor's No(s): 415111, records of Skagit County, Washington
For: Drainage ditch
Affects: The exact location and extent of said easement is not disclosed of record
4. 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 HOGG SUBDIVISION:

Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;
Recorded: October 20, 1995
Auditor's No.: 9510200008, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.

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.



201202140064
Skagit County Auditor