

**When recorded return to:**

Gary A. McNeil and LaDonna McNeil  
16256 13th Ave SW  
Burien, WA 98166



201202150018  
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.: 620014829

CHICAGO TITLE  
620014829

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirlann LLC, 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 Gary A. McNeil and LaDonna McNeil, husband and wife

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

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

Lot(s): LOT 1 SKAGIT COUNTY SHORT PLAT NO. PL08-0431, as more fully described in  
Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P42911, 350717-1-011-0107

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620014829; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 10, 2012

**Shirlann LLC**

BY:   
Howard E. Dorsey, Jr., Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 370

FEB 15 2012

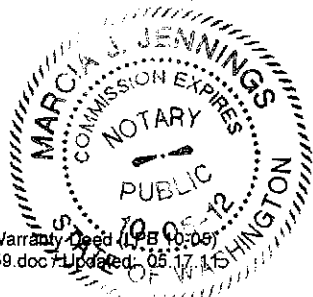
Amount Paid \$ 2675.00  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Howard E. Dorsey, Jr.

is/are the person(s) who appeared before me, and said person acknowledged that he signed this  
instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as  
the Managing Member of Shirlann LLC to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument.

Dated: February 14, 2012



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

## EXHIBIT "A"

350117

For APN/Parcel ID(s): P42911 and ~~36717~~-1-011-0107

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### Parcel A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL08-431, approved January 14, 2010 and recorded January 21, 2010 under Auditor's File No. 201001210038, records of Skagit County, Washington.

Situated in Skagit County, Washington.

### PARCEL B:

That 30 foot easement for ingress, egress and utilities, delineated on the face of SKAGIT COUNTY SHORT PLAT NO. PL08-431, approved January 14, 2010 and recorded January 21, 2010 under Auditor's File No. 201001210038, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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**SCHEDULE "B"**  
**Special Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 19, 1986  
Auditor's No(s): 8605190120, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of said premises
2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 7, 1986  
Auditor's No(s): 8601070030, records of Skagit County, Washington  
Imposed By: Skagit County  
Affects: Said premises and other property
3. Lot Certification and the terms and conditions thereof  
  
Recording Date: July 15, 2008  
Recording No.: 200807150073
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 SKAGIT COUNTY SHORT PLAT NO. PL08-0431.  
  
Recording No: 201001210038
5. Lot Certification and the terms and conditions thereof  
  
Recording Date: January 21, 2010  
Recording No.: 201001210039
6. 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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