

When recorded return to:

Michael J Geerdes and Cherie L Geerdes
8634 Atwell Road
Sedro Woolley, WA 98284



201202280138
Skagit County Auditor

2/28/2012 Page 1 of 3 10:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014281

CHICAGO TITLE
620014281

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anita M. Klein, a single person, as her separate estate

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

in hand paid, conveys, and warrants to Michael J Geerdes and Cherie L Geerdes, husband and wife

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

The West Half of the Southwest Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 5 East, W.M., Lying north of the northerly line of the as-built Utopia County Road, EXCEPT the as-built and existing Hoehn County Road running along the West line thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P39089, 350514-3-010-0000

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

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

Dated: February 10, 2012


Anita M. Klein

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012570
FEB 28 2012

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Arizona

of _____

I certify that I know or have satisfactory evidence that

Anita Mae Klein

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: 2/10/2012



Karla Astorga
Name: Karla Astorga
Notary Public in and for the State of Arizona
Residing at: Yuma, AZ
My appointment expires: March 14, 2015



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EXHIBIT "A"
Exceptions

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

Granted to: The United States of America by and through the Commodity Credit Corporation
Purpose: "to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values and environmental education."
Recording Date: September 8, 1999
Recording No.: 199909080091
2. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: September 29, 2004
Auditor's No(s): 200409290032, records of Skagit County, Washington
3. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to 3 RCW 84.34;) Notice of Approval
Recorded: June 14, 1971
Auditor's No.: 753989, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Continuance thereof;
Recorded: May 25, 2006 and February 24, 2010
Auditor's No.: 200605250024, 200605250025 and 201002240077

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
4. City, county or local improvement district assessments, if any.

