

When recorded return to:
Edward A. Maynard
22749 Grip Rd
Sedro Woolley, WA 98284



201203210119
Skagit County Auditor

3/21/2012 Page 1 of 2 3:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014876

CHICAGO TITLE
620014876

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curtis R. Huscusson, Personal Representative of The Estate of Shirley M. Huscusson, deceased as per probate filed in the Superior Court of the State of Washington under Case No. 12-4-00046-8

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edward A. Maynard, a married man as his separate estate

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

The South 200 feet of the South Half of the West Quarter of the Northwest Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT Grip Road.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P36295, 350412-2-012-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014876; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: March 20, 2012

The Estate of Shirley M. Huscusson, deceased

BY: Curtis R. Huscusson
Curtis R. Huscusson
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012754
MAR 21 2012

Amount Paid \$ 3031-
Skagit Co. Treasurer
By M6 Deputy

State of Washington

County of Skagit

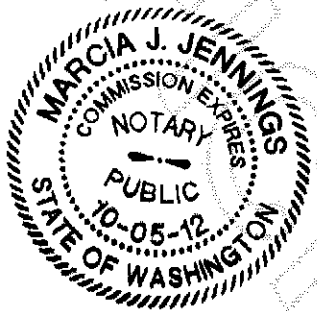
I certify that I know or have satisfactory evidence that Curtis, R. Huscusson

is/are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Shirley M. Huscusson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 21, 2012

Marcia J. Jennings

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



**SCHEDULE "B"
Special Exceptions**

1. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan; recorded: September 11, 2001
Auditor's No(s): 200109110073, records of Skagit County, Washington
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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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