

When recorded return to:

Michael V Tsiporenko
5889 Bow Street
Bow, WA 98232



201203290069

Skagit County Auditor

3/29/2012 Page

1 of

5 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015037

CHICAGO TITLE

620015037

STATUTORY WARRANTY DEED

THE GRANTOR(S) John F Lee and Heather M Lee, 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 Michael ✓ Tsiporenko, an unmarried man

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: (Required if full legal not inserted above.)

Lot(s): Ptn. 1-4 & 6-7 Block: 1 Browns Add to Bow; & Ptn. SW SW, Sec. 35, Twn. 36N, Rng. 3E
W.M.

Tax Parcel Number(s): P48726, 4075-001-009-0100

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

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

Dated: March 28, 2012

John F Lee

Heather M Lee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012850

MAR 29 2012

Amount Paid \$ 3203.66
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

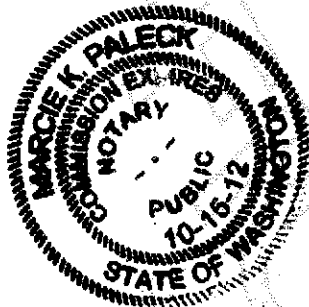
I certify that I know or have satisfactory evidence that

JOHN F LEE AND HEATHER M LEE
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 28 2012

MARCIE K. PALECK

Marcie Paleck
Name:
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: October 15 2012



201203290069
Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48726 and 4075-001-009-0100

The following described Parcel "B" and that portion of Parcel "A" lying Northerly of Line "C", described as follows:

PARCEL "A":

Lots 1 to 4, inclusive and Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," according to the plat thereof, recorded in Volume 3 of Plats, Page 83, records of Skagit County, Washington. TOGETHER WITH the vacated alley adjacent thereof which would attach by operation of law as vacated on November 4, 1959, under Skagit County Commissioners File No. 10318.

EXCEPT THEREFROM that portion of said premises of said vacated alley conveyed by deed recorded October 24, 1975, under Auditor's File No. 825325.

ALSO TOGETHER WITH that portion of vacated River Drive as would attach by operation of law as vacated on September 16, 1975, under Commissioners File No. 13750.

Situate in Skagit County, Washington.

PARCEL "B":

A tract of land in the Southwest quarter of the Southwest quarter of Section 35, Township 36 North, Range 3 East of W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.; thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road; thence North 24°28'40" East along said centerline 9.21 feet to the P.C. of an 18° curve to the right; thence Northeasterly along said curve 309.38 feet to the P.T. of said curve; thence North 80°10'00" East, 102.41 feet; thence North 9°50'00" West, 30.00 feet to the North right-of-way line of the Bow Hill Road, said point being the point of beginning of this description; thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Brown's Addition to Bow; thence North 27°22'00" along the East line of vacated River Drive, 136.20 feet; thence continuing along the East line of vacated River Drive North 36°01'00" East, 16.0 feet to the Southwest corner of Lot "B" as shown on the Plat of Brown's Addition to Bow; thence South 45°19'23" East, 196.92 feet to a point on the North right-of-way line of the Bow Hill Road; thence South 80°10'00" West along said right-of-way line, 103.56 feet to the point of beginning.

(Also known as Tract B of survey and Order Vacating County Road recorded December 19, 1978, under Auditor's File No. 893336, records of Skagit County, Washington.)

Situate in Skagit County, Washington



EXHIBIT "A"
Legal Description

LINE "C" DESCRIPTION:

Begin at a point on the Northwestern line of Lot 6 in Block 1, BROWNS ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; Thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description;

ALL OF THE ABOVE TOGETHER WITH that portion of vacated River Drive as delineated on Browns Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition to Bow, also being a point on the East line of Bow Street; Thence North along said East line of Bow Street for a distance of 8.00 feet; Thence South 82°31'05" East for a distance of 123.25 feet; Thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive and the true point of beginning; Thence North 27°47'00" East for a distance of 65.16 feet along the Easterly line of vacated River Drive; Thence North 51°51'56" West for a distance of 11.52 feet; Thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning;

EXCEPT FROM THE ABOVE DESCRIBED, THE FOLLOWING DESCRIBED TRACT:

That portion of Lots 6 and 7, Brown's Addition to Bow, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

Beginning at a point on the Northwestern line of Lot 6 in Block 1, BROWN'S ADDITION TO BOW, according to the plat thereof, recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; Thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive; Thence North 18°13'00" East for a distance of 20.39 feet; Thence North 57°48'11" West for a distance of 185.36 feet to the point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Public and/or private easements, if any, lying within vacated streets
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.
3. Title Notification, and the terms and conditions thereof;

Recording Date: December 1, 2005
Recording No.: 200512010143
4. Reservations and conditions contained in deed;

From: John F. Lee and Heather M. Lee, Husband and Wife
Recording Date: January 25, 2006
Recording No.: 200601250001
5. Reservations and conditions contained in deed;

From: Crystal R. Padgett, as her separate property
Recording Date: July 11, 2007
Recording No.: 200707110113
6. Lot Certification and the terms and conditions thereof;

Recording Date: January 23, 2006 and January 26, 2006
Recording No.: 200601230168, 200601230169 & 200601260170
7. Matters disclosed by survey,

Recording Date: December 26, 2007
Recording No.: 200712260071
Matters shown: Location of Line C referenced in Schedule A
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.

