

When recorded return to:
Derek N. Coggins
817 Dana Dr
Sedro Woolley, WA 98284



201204050044
Skagit County Auditor

4/5/2012 Page 1 of 2 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014767

CHICAGO TITLE
620014767

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kerry D. Kelley and Kimsley Kelley, 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 Derek N. Coggins, an unmarried individual

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

Lot 19, ANDERSON-HILDE PLAT, according to the plat thereof recorded in Volume 11 of Plats,
page 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79662, 4347-000-019-0003

Subject to: Conditions, covenants, restrictions and easements of record, as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620014767; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 16, 2012

Kerry D. Kelley
Kerry D. Kelley
Kimsley Kelley
Kimsley Kelley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 935
APR 05 2012

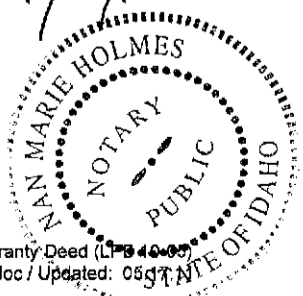
Amount Paid \$ 3547.²⁰
Skagit Co. Treasurer
By Mam Deputy

State of Idaho
County Blaine of Ada

I certify that I know or have satisfactory evidence that
Kerry D. Kelley, Kimsley Kelley
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: 4/4/12

Nan Marie Holmes
Name: _____
Notary Public in and for the State of Idaho
Residing at: Blaine
My appointment expires: 8/4/12



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 ANDERSON-HILDE PLAT.

Recording No: 847459

2. Covenants, conditions and restrictions 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 in the document

Recording Date: January 20, 1977
Recording No.: 849652

3. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

4. Assessments, if any, levied by City of Sedro-Woolley.
5. 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.

