



201204130139
Skagit County Auditor

4/13/2012 Page 1 of 3 2:02PM

When recorded return to:
Steven E. Lewis and Louise G. Lewis
2232 Verona Street #103
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015203

CHICAGO TITLE
620015203

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Bacus and Kenneth McCulloch, Co-Personal Representatives of the Estate of Armster E. Bacus, deceased, as per probate filed in the Superior Court of the State of Washington for Skagit County, Case No. 12-4-0053-1

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven E. Lewis and Louise G. Lewis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26, MADLUNG-KIRKPATRICK PLAT, according to the plat thereof, recorded in Volume 12 of Plats, page 75, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81628, 4408-000-026-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015203; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof

Dated: April 10, 2012

Estate of Armster E. Bacus, deceased

BY: Edward R. Bacus
Edward Bacus, Personal Representative

BY: Kenneth McCulloch
Kenneth McCulloch, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012/025
APR 13 2012

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By nam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Edward Bacus and
Kenneth McCulloch

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 Co-Personal Representatives of Estate of Armster E. Bacus, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 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. 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 MADLUNG-KIRKPATRICK PLAT:

Recording No: 7909110044

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 17, 1979

Auditor's No(s): 7909170057, records of Skagit County, Washington

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.
6. 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.



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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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