

When recorded return to:

Jonathan K Miller
3096 Chuckanut Drive
Bow, WA 98232



201204190049
Skagit County Auditor

4/19/2012 Page 1 of 6 1:40PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015132

CHICAGO TITLE
620015132

STATUTORY WARRANTY DEED

aka Kristine L. Jensen

THE GRANTOR(S) Kristine L Bickford/and Patrick Bickford, wife and husband

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

in hand paid, conveys, and warrants to Jonathan K Miller, an unmarried person

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 GOV. LOT 1 21-36-03

Tax Parcel Number(s): P47958, 360321-0-019-0009

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

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

Dated: April 16, 2012

Kristine L Bickford

Patrick Bickford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121074

APR 19 2012

Amount Paid \$ 1696.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

ACKNOWLEDGMENT

State of California
County of RIVERSIDE)

On 17, April 2012 before me, JACK TRIANTAS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Kristine L. Bickford, Patrick Bickford
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~are
subscribed to the within instrument and acknowledged to me that ~~he~~she/they executed the same in
~~his~~her/their authorized capacity(ies), and that by ~~his~~her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)



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STATUTORY WARRANTY DEED

(continued)

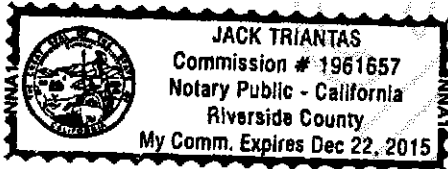
State of California
County of Riverside

I certify that I know or have satisfactory evidence that
Kristine L. Bickford and Patrick Bickford
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: 17 APRIL 2012



Name: JACK TRIANTAS
Notary Public in and for the State of CALIFORNIA
Residing at: RIVERSIDE COUNTY, 2012
My appointment expires: Dec 22, 2015



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47958 and 360321-0-019-0009

That portion of Government Lot 1, Section 21, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly right-of-way line of the State Highway (alternate #99) South 52°07'30" East 496.07 feet from the intersection of said Southerly right-of-way line of state highway and the North line of said Lot 1;
Thence South 37°52'30" West 122.0 feet to the Northerly right-of-way line of the Great Northern Railway Co. Railroad;
Thence North 51°47'30" West along said railroad right-of-way 100 feet;
Thence North 37°52'30" East 121.4 feet to the Southerly right-of-way line of state highway;
Thence South 52°07'30" East along said highway right-of-way line 100 feet to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. **Agreement and Easement, including the terms and conditions thereof, entered into;**
By: William Clyde Powers and Inez C. Powers, husband and wife
And Between: H.H. Morrison and Bernice Morrison, husband and wife, et al
Recorded: September 22, 1964
Auditor's No.: 656136, records of Skagit County, Washington
Providing: Construction and maintenance of a well, pump, tank, pipeline and the right to take water

2. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: September 22, 1964
Auditor's No(s): 656137, records of Skagit County, Washington
In favor of: H.H. Morrison and Bernice Morrison
For: Driveway

AMENDED by instrument(s):
Recorded: September 1, 1983
Auditor's No(s): 8309010033, records of Skagit County, Washington

3. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: October 17, 1986
Auditor's No(s): 8610170046, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. **Agreement and Easement, including the terms and conditions thereof, entered into;**
By: Patrick A. Woolcock
And Between: Kristine L. Woolcock
Recorded: September 5, 2002
Auditor's No.: 200209050016, records of Skagit County, Washington
Providing: Among other things the First Right of Refusal and an easement to make emergency repairs to water system

5. **Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;**
Recorded: October 3, 2005
Auditor's No(s): 200510030186, records of Skagit County, Washington

6. **Any rights, interests, or claims which may exist or arise as disclosed by survey,**

Recording Date: March 5, 2003
Recording No.: 200303050014

7. **Notice re: Bylaws and Service Area**

Recording Date: November 16, 2009
Recording No.: 200911160063

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.



EXHIBIT "B"
Exceptions

UNOFFICIAL DOCUMENT



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