

When recorded return to:  
Kevin Gribble  
1102 N. Township Street  
Sedro Woolley, WA 98284



201204190050  
Skagit County Auditor

4/19/2012 Page 1 of 3 1:40PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015134

CHICAGO TITLE  
620015134

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Krieger Real Estate, Inc., a Washington corporation and LaVerne Krieger, an unmarried individual

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

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

The North 100 feet of the East Half of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the as built and existing State Highway No. 9 running along the East line thereof.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P36411, 350413-1-006-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015134; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 18, 2012

**Krieger Real Estate, Inc**

BY: William Krieger  
William Krieger, President

BY: Jannette Krieger  
Jannette Krieger, Vice President

LaVerne Krieger  
LaVerne Krieger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121075

APR 19 2012

Amount Paid \$ 3654.<sup>00</sup>  
Skagit Co. Treasurer  
By Adam Deputy

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that William Krieger  
and Jannette Krieger  
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 President and Vice President, respectively of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 18, 2012



Marcia 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

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Laverne Krieger  
is/are the person(s) who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 18, 2012



Marcia 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. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.
2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.



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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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