

When recorded return to:  
Joseph Fleming and Wendy Fleming  
1208 Gilkey Road  
Burlington, WA 98233



201204250081  
Skagit County Auditor

4/25/2012 Page 1 of 3 1:42PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014769

CHICAGO TITLE  
620014769

### 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 Joseph Fleming and Wendy Fleming, husband and wife

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

Lot 43, "PLAT OF COUNTRY AIRE PHASE I", as per plat recorded in volume 15 of Plats, pages 91 through 94, inclusive, records of Skagit County, Washington.

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

Tax Parcel Number(s): 4605-000-043-0002 P104082

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620014769; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 23, 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

20121136

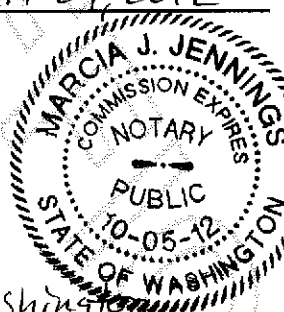
APR 25 2012

Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By nam Deputy

State of Washington  
County 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 24, 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: 10/15/2012

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that LaVerne Krieger is 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 24, 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: 10/15/2012

#### SCHEDULE "B"

#### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 28, 1906  
Auditor's No(s): 61920, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50-foot wide strip of land  
Affects: A railroad right-of-way
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 3, 1907  
Auditor's No(s): 63372, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 29, 1992  
Auditor's No(s): 9210290099, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances



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Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 29, 1993  
Auditor's No(s): 9303290048, records of Skagit County, Washington  
In favor of: Dike District No. 12  
For: Ingress and egress  
Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77,  
PLAT OF BURLINGTON ACREAGE PROPERTY
6. 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 PLAT OF COUNTRY AIRE PHASE 1:

Recording No: 9306110139

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 11, 1993  
Auditor's No(s): 9306110140, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993  
Auditor's No(s): 9309150090, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No. 1169;  
Recorded: September 6, 1990  
Auditor's No(s): 9009060046, records of Skagit County, Washington
9. Assessments, if any, levied by City of Burlington.
10. 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.



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