

When recorded return to:
Peter L Dingeman and Karen L Dingeman
2202 E Fulton Street
Mount Vernon, WA 98273



201204300188
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015292

CHICAGO TITLE
620015292

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darlene May-Sullivan, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Peter L Dingeman and Karen L Dingeman, husband and wife

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 TRACT 5 PURCELL'S TRACTS

Tax Parcel Number(s): P54866, 3770-000-005-0015

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

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

Dated: April 26, 2012


Darlene May-Sullivan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121204

APR 30 2012

Amount Paid \$ 2052.00

Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Idaho

County of Washington

I certify that I know or have satisfactory evidence that

Darlene May-Sullivan

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: April 27, 2012



Name: Ryona B. Stephens

Notary Public in and for the State of Idaho

Residing at: Emmett ID 83617

My appointment expires: Aug 04, 2016

RYVONA B. STEPHENS
Notary Public
State of Idaho



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54866 and 3770-000-005-0015

Tract 5, ASSESSORS PLAT OF PURCELL'S TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington.

EXCEPT the West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded as Auditor's File No. 8707160029, records of Skagit County;

ALSO EXCEPT an additional portion in the Northwest corner thereof conveyed to the City of Mount Vernon by Auditor's File No. 9104090030, records of Skagit County, as more fully described therein.

Situated in Skagit County, Washington



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EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 1991
Auditor's No(s): 9109110077, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 21, 1988
Auditor's No(s): 8811210039, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sidewalk and utility
Affects: The West 10 feet of said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 13, 1955
Auditor's No(s): 520831, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Pipelines
Affects: The West 10 feet of said premises
4. 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 ASSESSORS PLAT OF PURCELL'S TRACT:

Recording No: 743016
5. Assessments, if any, levied by City of Mount Vernon.
6. 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.



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