

**When recorded return to:**  
Gordon A. Reneau and Michelle R. Reneau  
2001 Sandalwood Street  
Mount Vernon, WA 98273



201205140146  
Skagit County Auditor

5/14/2012 Page 1 of 4 4:09PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015291

**CHICAGO TITLE**

620015291

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John T. Brannan, Trustee of The Margaret A. Brannan Family Trust and John T Brannan, a single person as his 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 Gordon A. Reneau and Michelle R. Reneau, 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): LOT 6 SANDALWOOD TGW PTN NE NE 17-34-04

Tax Parcel Number(s): P80205, 4361-000-006-0009

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

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

Dated: May 10, 2012

The Margaret A Brannan Family Trust

BY: John T. Brannan  
John T Brannan TRUSTEE  
Trustee

John T. Brannan  
John T Brannan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121355

MAY 14 2012

Amount Paid \$ 2897.50  
Skagit Co. Treasurer  
By hdm Deputy

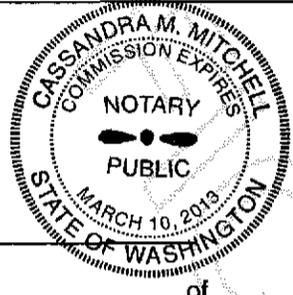
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John T. Brannen

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 Trustee of The Margaret A. Brannen Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-11-12



Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-13

State of \_\_\_\_\_  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

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 Trustee of The Margaret Brannen Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John T. Brannen

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-11-12



Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-13



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P80205 and 4361-000-006-0009**

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**PARCEL A:**

Lot 6, PLAT OF SANDALWOOD, according to the plat thereof, recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington;

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the South Half of the Northeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South half of the Northeast Quarter of the Northeast Quarter;  
Thence East 634.47 feet to the true point of beginning, being the Northwest corner of Lot 6, Plat of Sandalwood;

Thence East 89.92 feet to the Northeast corner of said Lot 6;

Thence North 5 feet;

Thence West 89.92 feet;

Thence South 5 feet to the point of beginning.

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
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 PLAT OF SANDALWOOD:

Recording No: 862248

2. Covenants, conditions, and restrictions 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: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by instrument(s):

Recorded: May 24, 1983

Auditor's No(s): 8305240026, records of Skagit County, Washington

3. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon

And Between: Lowrie and Sandra Ruddell

Recorded: February 6, 1984

Auditor's No.: 8402280008, records of Skagit County, Washington

Providing: Terms and conditions of hookup to Mount Vernon City Sewer System

4. Agreement, including the terms and conditions thereof, entered into;

By: Sandalwood, a Limited Partnership

And Between: City of Mount Vernon

Recorded: July 5, 1977 and August 18, 1977

Auditor's No.: 865308, 862951, 862949 and 862948, records of Skagit County,

Washington

Providing: Sharing of costs on sewer pumping station and installation of sewer lines

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 10, 1977

Auditor's No(s): 862312, records of Skagit County, Washington

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by City of Mount Vernon.

8. Assessments, if any, levied by Sandalwood Association.

**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.

