

When recorded return to:
Theresa Mathis and Daniel Allen
3612 Trumpeter Place
Mount Vernon, WA 98273

201205170064
Skagit County Auditor

5/17/2012 Page 1 of 3 12:35PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015467

CHICAGO TITLE
620015467

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Gustafson and Lisa Marie Gustafson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel Allen and Theresa Mathis, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, TRUMPETER I, according to the plat thereof recorded in Volume 12 of Plats, pages 6 and
7, records of Skagit County, Washington, and as delineated on that survey recorded on September
19, 1979, in Volume 2 of Surveys, page 188, under Auditor's File No. 7909190007, records of
Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80613, 4371-000-045-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015467; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 14, 2012

[Signature]
Scott Gustafson

[Signature]
Lisa Marie Gustafson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121403
MAY 17 2012

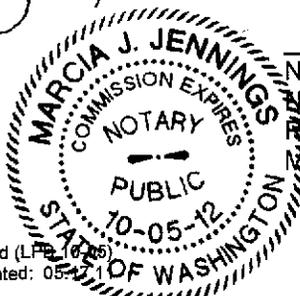
State of Washington
County of Skagit

Amount Paid \$ 3760.80
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Scott Gustafson and Lisa Marie Gustafson are
the person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: May 16, 2012

[Signature]
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2012



SPECIAL 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 TRUMPETER I:

Recording No: 873820

2. Easement, including the terms and conditions thereof, granted by instrument;
Dated: April 13, 1955
Recorded: April 14, 1955
Auditor's No.: 516279, records of Skagit County, Washington
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. 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: May 24, 1978
Auditor's No(s): 880177, records of Skagit County, Washington
Executed By: Mount Vernon Projects, Inc.

AMENDED by instrument(s):

Recorded: December 22, 1980
Auditor's No(s): 8012220040, records of Skagit County, Washington

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 2, 1907
Auditor's No.: 64282, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: May 24, 1978 and September 15, 1980
Auditor's No.: 880177 and 8009150040, records of Skagit County, Washington
Imposed By: Trumpeter Association
6. Standard Participation Contract, including the terms, covenants and conditions thereof, entered into
By: City of Mount Vernon
And between: Pat Senatore
Recorded: April 17, 1987
Auditor's No.: 8704170011, records of Skagit County, WA
Regarding: Sewer connection
Affects: Said premises and other property
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Trumpeter Association.

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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