

**When recorded return to:**  
Oliver J Whitfield and Carol A Whitfield  
1231 S 10th Street  
Mount Vernon, WA 98274



201205180058  
Skagit County Auditor

5/18/2012 Page 1 of 5 10:27AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015431

CHICAGO TITLE  
620015431

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald W Wadland and Kathleen Wadland, 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 Oliver J Whitfield and Carol A Whitfield , 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.)

PTN NW, 29-34-04

Tax Parcel Number(s): P28288, P28402, 340429-0-123-0005, 340429-0-222-0005

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

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

Dated: May 10, 2012

*Donald W. Wadland*

Donald W Wadland

*Kathleen Wadland*

Kathleen Wadland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20121415

MAY 18 2012

Amount Paid \$ 10,863.00  
Skagit Co. Treasurer  
By *Mmm* Deputy

STATUTORY WARRANTY DEED

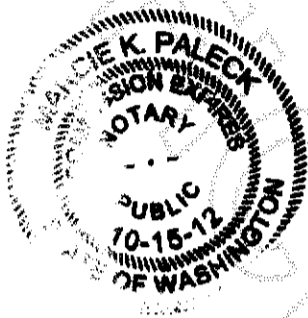
(continued)

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that DONALD W WADLAND  
KATHLEEN WADLAND  
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: May 16 2012

Marcie K Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P28288, P28402, 340429-0-123-0005 and 340429-0-222-0005**

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**PARCEL A**

The following described real estate, situated in Skagit County, Washington:

A parcel of land in the North Half of the Northwest Quarter of Section 29, Township 34, Range 4 East, beginning at the Northeast corner of the parcel described in Deed dated December 25, 1986, and recorded on February 17, 1987, in Volume 691, page 290 and 290 (sic) and Auditor's File Number 3702170014, records of Skagit County, Washington;  
thence Southerly along the East line of said parcel 2.5 feet;  
thence Westerly parallel with the North line of said parcel 70.66 feet;  
thence South 81°00'44" West, 19.49 feet;  
thence North 88°38'19" West, parallel to the North line of said parcel 72.25 feet;  
thence North 70°57'29" West, 11.52 feet to a point that is 2.5 feet South of the North property line of said parcel;  
thence Westerly parallel with the North line of said parcel 272.94 feet, more or less, to the East boundary of Blodgett Road;  
thence Northerly along the East boundary of Blodgett Road to the Northwest corner of said parcel;  
thence Easterly along the North line of said parcel 446 feet more or less, to the true point of beginning.

**PARCEL B**

That portion of the North half of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North-South centerline of said Northwest Quarter 930 feet North of the South line of the North Half of the said Northwest Quarter;  
thence East, parallel to the North line of said Section 246 feet more or less to the West line of 10<sup>th</sup> Street as established in the City of Mount Vernon;  
thence North along said Street, 105 feet more or less to the center of a private roadway located 283.2 feet South of the North line of said Section;  
thence West along the centerline of said private road 140 feet;  
thence North 5 feet;  
thence West 24.4 feet to the Northeast corner of a strip of land conveyed to Alfred Polson by deed recorded February 3, 1944 in Volume 191 of Deeds on page 396;  
thence South 7 feet;  
thence West to the East line of the Blodgett Road;  
thence South along said road 103 feet, more or less, to a point due West of the point of beginning;  
thence East 150 feet, more or less, to the point of beginning.



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**EXHIBIT "A"**  
Legal Description

EXCEPT that portion described as follows:

Beginning at a point on the West line of South 10<sup>th</sup> Street in the City of Mount Vernon at its intersection with the North line of a private driveway which point is 278.2 feet South of the North line of said Section;  
thence West along the North line of said driveway and its projection West a distance of 144 feet to the true point of beginning;  
thence South-West in a straight line 28'2" to a point which is 164.4 feet West of the West line of South Tenth Street and 295.2 feet South of the North line of said Section;  
thence West to the East line of Blodgett Road;  
thence North along the East line of Blodgett Road to a point which is West of the true point of beginning;  
thence East of the true point of beginning.

**PARCEL C**

Together with an easement for private roadway over the following described tract:

Beginning at a point on the West boundary of South 10<sup>th</sup> Street in the City of Mount Vernon in the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, 278.2 feet South of the North line of said Section;  
thence West 140 feet;  
thence South 5 feet;  
thence East 140 feet;  
thence North 5 feet to the point of beginning.

All situated in Skagit County, Washington.



**EXHIBIT "B"**  
**Exceptions**

1. Record of survey recorded November 18, 1988 under Auditor's File No. 8811180027, a copy of which is hereto attached.

2. Recital set forth in instrument recorded September 3, 1997 under Auditor's File No. 9709030045, records of Skagit County, Washington, as follows:

Both parties reserve the right to construct, maintain and replace a private storm drainage pipe located immediately adjacent to the South line of the above described boundary adjustment parcel.

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

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

**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.

