

When recorded return to:
Scott N. Gustafson and Lisa-Marie Gustafson
20958 Hermway Heights Drive
Mount Vernon, WA 98274



201205180090

Skagit County Auditor

5/18/2012 Page

1 of

3 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014975

CHICAGO TITLE

620014975

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne Sanger and Marla Sanger, 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 Scott N. Gustafson and Lisa-Marie Gustafson, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot(s): 1 Short Plat No. PL08-0098, as more fully described in Exhibit "A" which is attached
hereto and made a part hereof.

Tax Parcel Number(s): P16692, 330416-3-005-0222

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014975; and Skagit
County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 14, 2012

Wayne Sanger by Marla Sanger his attorney in fact
Wayne Sanger by Marla Sanger, his attorney in fact

Marla Sanger
Marla Sanger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1428
MAY 18 2012

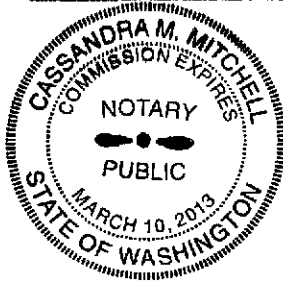
State of Washington
County of Skagit

Amount Paid \$ 6769.00
By kk Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that

Marla Sanger
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: 5-17-12



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

Schedule "B"
Continued

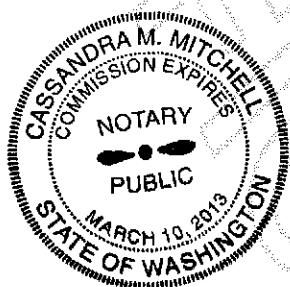
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that ^{cm Sanger} ~~Marian Sanger~~ is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument as Attorney in Fact for Wayne Sanger and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Wayne ~~Sanger~~ for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Wayne Sanger is now living, and is not incompetent.

Dated: 5-17-12

* Sanger



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): **P16692 and 330416-3-005-0222**

Parcel A:

Lot 1, Short Plat No. PL08-0098, approved January 7, 2009, recorded January 8, 2009, under Skagit County recording no. 200901080074, records of Skagit County, Washington.

Parcel B:

An easement for ingress, egress, and utilities as delineated on the face of Short Plat No. PL08-0098, approved January 7, 2009, recorded January 8, 2009, under Skagit County recording no. 200901080074, records of Skagit County, Washington, and as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. 130-78, as approved December 28, 1978, and recorded December 28, 1978, in Volume 3 of Short Plats, pages 57 and 58, under Auditor's File No. 893793, records of Skagit County, Washington

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 4, 1960
Auditor's No(s): Volume 312, Page 173, records of Skagit County, Washington
In favor of: Mount Vernon Young Men's Christian Association
For: Right-of-way for ingress and egress over and across subject property
Affects: A 16 foot strip of land, the exact location of which is not disclosed on the record
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 14, 1979
Auditor's No(s): 7908140007, records of Skagit County, Washington
For: Puget Sound Power and Light Company
Affects: The East 10' of the North 10' of said premises and other property
3. 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;
Auditor's No.: 99302, records of Skagit County, Washington
Executed By: The State of 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



Schedule "B"
Continued

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;

Recorded: May 1, 1920

Auditor's No.: 141727, records of Skagit County, Washington

Executed By: English Lumber Company

As Follows: Reserving, however, unto the grantor, its mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, his heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gases, and by the operation of prospecting for and mining the same

5. 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 the face of the filed Short Plat No. PL08-0098, asnd the face of the filed Short Plat #130-78. Said instruments include, among other things, but are in no way limited to, the following covenants:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short Plat number and date of approval shall be included in all deeds and contracts.

Zoning – Residential.

Sewage disposal – Individual septic systems.

Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire to investigate as to the availability of said water.

Easterly fence line at variance with the record boundary.

6. Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: June 23, 2008

Recording No.: 2008 06230181

Affects: Parent Short Plat

7. Terms and conditions under Skagit County Planning & Development Services Lot of Record Certification;

Recording Date: January 8, 2009

Recording No.: 200901080075

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.