

When recorded return to:
Matthew Stephen Rodenberger and Alexandria K.
Rodenberger
1207 Independence Boulevard
Sedro Woolley, WA 98284



201205310109
Skagit County Auditor

5/31/2012 Page 1 of 5 2:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015321

CHICAGO TITLE
620015321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert F. Zorn, Jr., a single person and Julie A. Zorn, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Matthew Stephen Rodenberger and Alexandria K.
Rodenberger, husband and wife

the following described real estate, situated in the , State of Washington:

Tract 23 of WILIDA ESTATES, according to the plat thereof, recorded in Volume 12 of Plats, pages 11
and 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80689 4373-000-023-0004

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

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

Dated: May 29, 2012

Robert F. Zorn, Jr.

Julie A. Zorn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121564

MAY 31 2012

Amount Paid \$ 3640.65
Skagit Co. Treasurer
By *mm* Deputy

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Dated: May 29, 2012

A handwritten signature in cursive script, appearing to read 'Ruff'.

Robert F. Zorn, Jr.

Julie A. Zorn



201205310109
Skagit County Auditor

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

JULIE A. ZORN
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 30, 2012

MARCIE K. PALECK

Marcie Paleck
Name: _____

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON, WA

My appointment expires: October 15, 2012



State of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____

My appointment expires: _____



201205310109
Skagit County Auditor

STATUTORY WARRANTY DEED

(continued)

State of Illinois

30th day of May, 2012

I certify that I know or have satisfactory evidence that

Robert F. Zorn Jr

(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 30, 2012



Richard A. Maier Jr
Name: Richard A. Maier Jr
Notary Public in and for the State of Illinois
Residing at: 648 (N) Avenue, Elgin IL 60120
My appointment expires: 5/31/13

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(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: _____

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



EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys,
and roads and where water might take a natural course

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment with electric, telephone, and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: April 13, 1978
Auditor's No(s): 877374, records of Skagit County, Washington
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife; and First Federal Savings and Loan Association of Mount Vernon

AMENDED by instrument(s):
Recorded: April 28, 1978
Auditor's No(s): 878433, records of Skagit County, Washington

4. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

Assessments, if any, levied by the City of Sedro-Woolley.

5. Assessments, if any, levied by City of Sedro-Woolley.
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.

