

When recorded return to:
Eddie Williams and Linda Gullberg-Williams
231 Widnor Dr
Mount Vernon, WA 98274



201206070056
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015454

CHICAGO TITLE
620015454

STATUTORY WARRANTY DEED

Terry Lynn Watts

THE GRANTOR(S) Bernard Eldon Penley, Jr. and ~~Charles Wayne Penley~~, Co-Trustees of the Family Bypass Trust under the Trust of Bernard E. and Wanda J. Penley Agreement dated 11/4/96, who acquired title as The Family Bypass Trust of Bernard Eldon Penley, Sr. and Wanda Joy Penley

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Eddie Williams and Linda Gullberg-Williams, husband and wife

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

Lot 34 and the South 29 feet of Lot 35, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54916, 3771-000-035-0117

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015454; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 24, 2012

The Family Bypass Trust of Bernard Eldon Penley, Sr. and Wanda Joy Penley

BY:
Bernard Eldon Penley, Jr., Co-Trustee

BY:
~~Charles Wayne Penley, Co-Trustee~~
Terry Lynn Watts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121652
JUN 07 2012

Amount Paid \$ 1518.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Bernard Eldon Penley, Jr.

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 Co-Trustee of The Family Bypass Trust of Bernard Eldon Penley, Sr., and Wanda Joy Penley to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 24, 2012



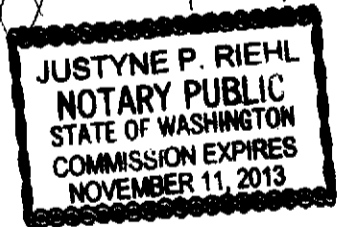
Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Terry J. Watts

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 Co-Trustee of The Family Bypass Trust of Bernard Eldon Penley, Sr., and Wanda Joy Penley to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 6, 2012



Justyne P. Riehl
Name: JUSTYNE P. RIEHL
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 11-11-13



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Skagit County Auditor

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SCHEDULE "B"

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 WIDNOR DRIVE:

Recording No: 742849

2. Covenants, conditions, and restrictions contained in instrument, 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 13, 1971

Auditor's No.: 752559, records of Skagit County, Washington

Executed By: Roy E. Widen and Esther Widen, husband and wife

As Follows: Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan as follows:

A. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.

B. All homes must be skirted or have perimeter concrete foundations, concrete blocks accepted.

C. Driveways and landscaping to be completed by lot purchaser.

D. All utilities to be kept underground.

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

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

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.

