

When recorded return to:  
Miles Hansen and Rebecca Hansen  
4006 Robin Court  
Anacortes, WA 98221



201206130080  
Skagit County Auditor

6/13/2012 Page 1 of 3 3:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015430

CHICAGO TITLE  
620015430

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D. Hammer, a single man and Karla Hammer, a single woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Miles Hansen and Rebecca Hansen, husband and wife

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

Lot 5, AMENDED CEDAR GLEN PLAT, according to the plat thereof recorded February 21, 2002,  
under Auditor's File No. 200202210051, records of Skagit County, Washington; Being a revision of  
Cedar Glen Plat, recorded under Auditor's File No. 200202080084, records of Skagit County,  
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118841, 4790-000-005-0000

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

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

Dated: June 6, 2012

*Eloise Hammer attorney in fact*  
Jeffrey D. Hammer, by Eloise Hammer, his  
attorney-in-fact *for Jeffrey D. Hammer*  
*Karla Hammer*  
Karla Hammer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121708

JUN 13 2012

Amount Paid \$ 6233.12  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED

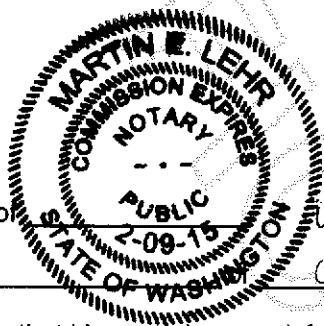
(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that ELOISE HAMMER

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 Attorney-in-fact of Jeffrey D. Hammer to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-6-12



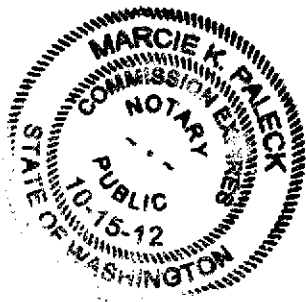
Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of WASHINGTON  
Residing at: La Conner  
My appointment expires: 2-9-15

State of WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that

KARLA HAMMER  
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: June 7 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"**  
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 AMENDED CEDAR GLEN PLAT.

Recording No: 200202210051

2. Assessments, if any, levied by City of Anacortes.
3. 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.



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