



201206200074
Skagit County Auditor

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When recorded return to:
Eric P. Blank and Beth A. Blank
18316 Best Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015744

Chicago Title 620015744

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Niderost and Vicki Niderost, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRC 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Eric P. Blank and Beth A. Blank, husband and wife

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

Lots 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. PL-12-0016, as approved May 16, 2012
and recorded May 17, 2012 under Auditor's File No. 201205170066, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120795, P120796, P120797, 330304-0-006-0100, 330304-0-004-0400,
330304-0-005-0100

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

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

Dated: June 18, 2012

David J. Niderost
David J. Niderost

Vicki Niderost
Vicki Niderost

20121783
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2012

Amount Paid \$ 10,240.00
By Skagit Co. Treasurer
Deputy
MF

STATUTORY WARRANTY DEED
(continued)

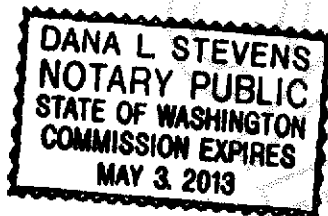
State of Washington
County of Grant

I certify that I know or have satisfactory evidence that

Vicki Niderost
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 18, 2012

Dana L Stevens
Name: Dana L Stevens
Notary Public in and for the State of WA
Residing at: Moses Lake
My appointment expires: 5/3/2013



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Skagit County Auditor

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

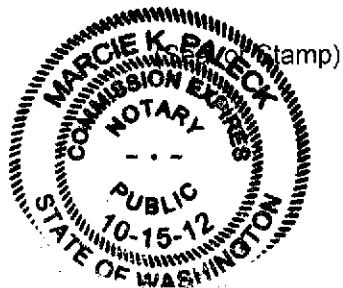
DAVID S. NIDEROST (name of person) is the person who appeared before me, and said person acknowledged that (he) signed this instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 19 2012

Marcie K. Paleck
Signature

Notary Public
Title

My appointment expires: October 15 2012



Residing in Mount Vernon, WA



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EXHIBIT "A"
Exceptions

1. Reservation contained in deed from Joe Niderost dated November 24, 1944 and recorded under Auditor's File No. 376176, of the North 16 feet of Lot 3 and the East Half of Lot 4 for private road purposes.
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 15, 2003
Recording No.: 200304150220
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot:

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 18, 2003
Recording No.: 200307180023
Matters shown: Fence

4. 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 SKAGIT COUNTY SHORT PLAT NO. PL-12-0016:

Recording No: 201205170066

5. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 17, 2012
Recording No.: 201205170067

6. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: May 17, 2012
Recording No.: 201205170068

7. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: December 22, 1971
Recording No.: 762171

Continued:
Recording Date: July 1, 2003
Recording No.: 200307010033

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.



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EXHIBIT "A"
Exceptions

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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