



201206290124  
Skagit County Auditor

6/29/2012 Page 1 of 3 2:19PM

When recorded return to:  
Thomas E Ruth  
23331 Buchanan Street  
Mount Vernon, WA 98273

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015472

CHICAGO TITLE  
620015472

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cathy Chism, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Thomas E Ruth, a married man, as his separate estate

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

Lots 3 and 8, Block 15, PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON, according to the plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

TOGETHER WITH that portion of Day Street, abutting Lot 8, which upon vacation attached to said premises by operation of law.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74866, P74870, 4138-015-003-0010, 4138-015-008-0007

Subject to Conditions, covenants, restrictions and easements of record as more fully described in Exhibit "A" and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 26, 2012

Cathy Chism

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 1941  
JUN 29 2012

Amount Paid \$ 3965.58  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Oklahoma  
county Cherokee of Cherokee

I certify that I know or have satisfactory evidence that Cathy Chism  
\_\_\_\_\_ 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: 6-27-12

Kimberly R Barton  
Name: Kimberly R Barton  
Notary Public in and for the State of Oklahoma  
Residing at: 20785 E 45<sup>th</sup> St Broken Arrow OK  
My appointment expires: 4-1-15

**KIMBERLY R BARTON**  
Notary Public  
State of Oklahoma  
Commission # 11003034  
My Commission Expires Apr 1, 2015



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**EXHIBIT "A"**  
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
Recording Date: June 8, 2000  
Recording No.: 200006080050  
Affects: Lot 3
3. Septic agreement and the terms and conditions thereof  
Recording Date: May 3, 2005  
Recording No.: 200505030068
4. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
Recording Date: May 8, 2009  
Recording No.: 200905080001  
Affects: Lot 8
5. 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.

