

When recorded return to:
Steven A. Drake
801 North Laventure Road
Mount Vernon, WA 98273



201207110068
Skagit County Auditor

7/11/2012 Page 1 of 4 1:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014541

CHICAGO TITLE
620014541

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven R. Aungst, as guardian of the estate of Patricia A. Krieger, an incapacitated person, As guardian of the estate of Patricia A. Krieger, an incapacitated person, per Skagit Superior Court Case no. 10-4-00355-0

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

in hand paid, conveys, and warrants to Steven A. Drake, a single person

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

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

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

Lot(s): PTN LOT 4 CORRECTED PLAT OF A PORTION OF MOUNT BAKER ADDITION

Tax Parcel Number(s): P53746, 3745-000-004-0000

Subject to: COVENANTS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD:
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 10, 2012

The Estate of Patricia Krieger

BY:

Steve Aungst as Guardian
Steve Aungst, Guardian

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122057
JUL 11 2012
Amount Paid \$ 1660.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
Pierce of _____

I certify that I know or have satisfactory evidence that Steve R Gungst

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 Guardian of Patricia A. Krieger an incapacitated person to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 10, 2012

Susan K Jones
Name: SUSAN K. JONES
Notary Public in and for the State of WA
Residing at: Tacoma
My appointment expires: 5/19/2016

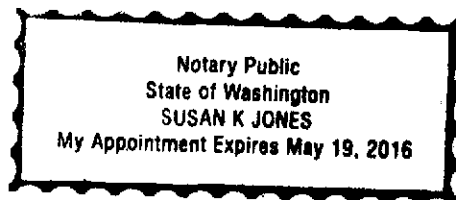
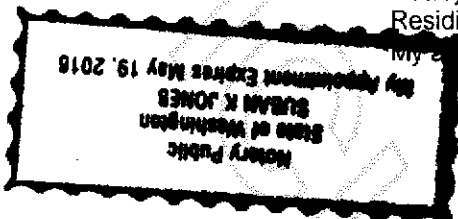


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53746 and 3745-000-004-0000

Lot 4, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 73, records of Skagit County, Washington;

EXCEPT therefrom that portion of said Lot 4, described as follows:

Beginning at the Southeast corner of said Lot 4;
thence North 00°32'44" East a distance of 70.00 feet along the East property line;
thence a distance of 5.15 feet West along the North property line;
thence South 00°19'00" East a distance of 70.09 feet;
thence East a distance of 1.65 feet along the South property line of Lot 4 to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT "B"

Exceptions

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 CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION:

Recording No: 547021

Covenants, conditions, and restrictions 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: August 22, 1956

Auditor's No(s): 540392, records of Skagit County, Washington

Executed By: Modern Home Builders Inc.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 15, 1959

Auditor's No(s): 579103, records of Skagit County, Washington

In favor of: All present and future lot owners

For: Construction and maintenance of drainage system

Affects: West 10 feet of said premises

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

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

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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