

When recorded return to:  
Bryan E. Stockton and Hallie A. Granville  
22249 Cook Road  
Sedro Woolley, WA 98284



7/20/2012 Page 1 of 3 2:25PM

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015842

CHICAGO TITLE  
620015842

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jennifer L. Russell, An unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to *Hallie Granville AND ... Wife + Husband  
Bryan Stockton*

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

The East Half of the East Half of the East Half of the Southwest Quarter of the Northwest Quarter  
of Section 23, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion lying within the boundaries of the West 65 feet of the East 165 feet of the  
East Half of the East Half of said Southwest Quarter of the Northwest Quarter;

AND EXCEPT all roads and rights-of-way therefor.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P37272/350423-2-005-0009, P37271/350423-2-004-0000

Subject to:

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

Dated: July 18, 2012

*Jennifer L. Russell*  
\_\_\_\_\_  
Jennifer L. Russell

2012 2181  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 20 2012

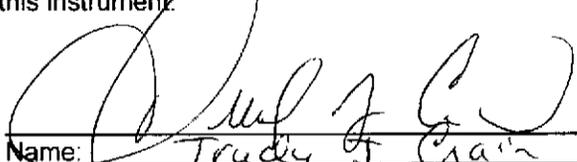
Amount Paid \$ *320.00*  
Skagit Co. Treasurer  
By *MF* Deputy

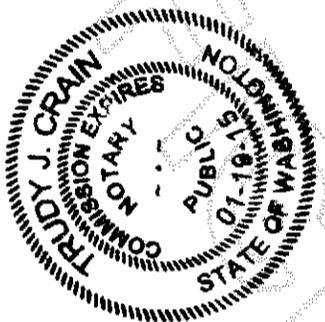
STATUTORY WARRANTY DEED  
(continued)

State of Wash.  
County of Skagit

I certify that I know or have satisfactory evidence that  
Jennifer Russell  
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: 7-19-12

  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Arleyton  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 14, 1926  
Auditor's No.: 197187, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;  
Dated: March 23, 1964  
Recorded: March 30, 1965  
Auditor's No.: 664069, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County  
For: Water pipeline  
Affects: The South 10 feet of said premises
3. Easement, including the terms and conditions thereof, decreed by judgment under Skagit County Superior Court Cause No. 88-2-00344-3;  
Filed: July 8, 1989  
Judgment No.: 89-9-00203-3  
In favor of: Puget Sound Power and Light Company  
Affects: The South 30 feet of said premises
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 21, 1989  
Auditor's No.: 8911210041, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The South 30 feet of said premises
5. Terms and conditions of that Title Notification,  
Recorded: September 9, 1997  
Auditor's No.: 9709090052, records of Skagit County, Washington

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.

