

When recorded return to:

*Giuseppe Lafuenti and Valene Valich
307 S. 29th Place
Mount Vernon, WA 98274

*Giuseppe



201207250085
Skagit County Auditor

7/25/2012 Page 1 of 5 1:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

507 Front Street
Lynden, WA 98264

Escrow No.: 245348811

CHICAGO TITLE
620015149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis H. Knight and Linda D. Knight, husband and wife

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

Giuseppe

in hand paid, conveys, and warrants to Giuseppe Lafuenti and Valene Valich, husband and wife

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.)

Ptn NE SW Sec. 21, TwN 34N, Rng. 4E W.M.

Tax Parcel Number(s): P27007, 340421-3-024-0003

Subject to Exhibit "B" and "C" attached hereto by reference and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122237
JUL 25 2012

Amount Paid \$ 365400
Skagit Co. Treasurer
By *Mg* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2012

Dennis H. Knight
Dennis H. Knight
Linda D. Knight
Linda D. Knight

State of *Washington*
Cowlitz County of *Cowlitz*

I certify that I know or have satisfactory evidence that Dennis H. Knight and Linda D. Knight are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *July 23, 2012*

Angeleetta J. Hartmann
Name: *Angeleetta J. Hartmann*
Notary Public in and for the State of *WASHINGTON*
Residing at: *Silver Creek, WA 98585*
My appointment expires: *9/23/2013*

Notary Public
State of Washington
ANGELEETTA J HARTMANN
My Appointment Expires Sep 23, 2013



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27007
Tax Map ID(s): 340421-3-024-0003

That part of the East Half of the East Half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point of the West line of said subdivision a distance of 630 feet South of the North line thereof;
thence South along said West line a distance of 75 feet;
thence East parallel with the North line of said Northeast Quarter of the Southwest Quarter a distance of 135 feet;
thence North parallel with said West line a distance of 75 feet;
thence West a distance of 135 feet to the point of beginning.

(Also known as Lot 27, UNRECORDED PLAT OF CEDAR CREST ADDITION TO MOUNT VERNON).

Situated in Skagit County, Washington.

Statutory Warranty Deed (LPB 10-05)
WA0000818.doc / Updated: 05.17.11

WA-CT-FN BG-02150.622483-245348811



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EXHIBIT "B"

1. Exceptions and reservations as contained in Deed
From: Cedar Crest Inc., a Washington corporation
Recorded: August 7, 1990
Auditor's File No.: 9008070098, records of Skagit County, Washington
As Follows: No modular home to be placed on the lot. Minimum living area of home to be 1,250 square feet

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 24, 1990
Auditor's No(s): 9007240008, records of Skagit County, Washington
In favor of: Lots 18 through 33, CEDAR CREST ADD. TO MOUNT VERNON
For: Maintaining storm drainage
Affects: West 10 feet of said premises

3. Skagit County Right to Farm Ordinance, as disclosed by instrument;

Recording Date: October 1, 2003
Recording No.: 200310010174

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 05.17.11

WA-CT-FN3G-02150.622463-245348811



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Exhibit "C"

CHAPTER 14.02

COUNTY CODE

SKAGIT

RIGHT TO FARM ORDINANCE

The subject property is within or near designated AGRICULTURE lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIODS (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 and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with the commonly accepted good management practices and otherwise comply with local, state, and federal laws.

Accepted and Approved by Grantee(s)

*Giuseppe Lafuenti by Valm Valich
as his attorney in fact*

Purchaser's Signature

7-23-12

Date

Valm Valich

Purchaser's Signature

7-23-12

Date



201207250085

Skagit County Auditor