



201208030142

Skagit County Auditor

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**When recorded return to:**

Brandon L. Diers  
304 West State Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015785

*Chicago Title 620015785*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jon Charles Roger, Paul Steven Rogers, Carolyn Louise Russell and Nancy Lynn Burress, the sole heirs at law of Winnifred A. Martin, deceased as filed in Skagit County Superior Court Probate Case Number 12-4-00267-3

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

in hand paid, conveys, and warrants to Brandon L. Diers, a married man, as his sole and separate property

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

The South 110 feet of Lot 5; EXCEPT the East 3 feet of the South 100 feet thereof; AND EXCEPT the West 60 feet thereof, all in TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, Page 33, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P77334, 4175-000-005-0212

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2012 2360*

AUG 03 2012

Amount Paid \$ *2942.00*  
Skagit Co. Treasurer  
By *Kk* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 1, 2012

The Heirs and Devisees of the Estate of Winnifred A. Martin, deceased

BY: Carolyn Louise Russell  
Carolyn Louise Russell

BY: Jon Charles Rogers  
Jon Charles Rogers

BY: Paul Steven Rogers  
Paul Steven Rogers

BY: Nancy Lynn Burress  
Nancy Lynn Burress



State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Carolyn Louise Russell and Jon Charles Rogers 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: August 1 2012

MARCIE K. PALECK

Marcie Paleck  
Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon, WA  
My appointment expires: October 15 2012

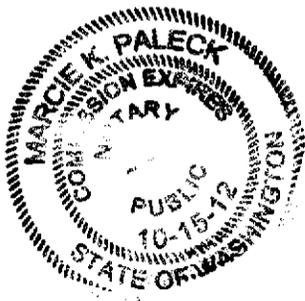
State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Paul Steven Rogers and Nancy Lynn Burress 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: August 1 2012

MARCIE K. PALECK

Marcie Paleck  
Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon, WA  
My appointment expires: October 15 2012



**EXHIBIT "A"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro-Woolley; Puget Sound Power & Light Company, the G.T.E. Systems of the Northwest, The Cascade Natural Gas Corporation, The Public Utility District No. 1 of Skagit County and T.C.I. Cablevision of Washington, Inc .  
Purpose: Utility purposes  
Recording Date: June 16, 1993  
Recording No.: 9306160021  
Affects: Portion of said premises and other property

2. Assessments, if any, levied by City of Sedro-Woolley.

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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