



201208090085

Skagit County Auditor

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201206040073

Skagit County Auditor

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When recorded return to:

Mark T. Anderson
6659 Fruitdale Road
Sedro Woolley, WA 98284

Filed for record at the request of:

CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015166

Referred to Court Legal

CHICAGO TITLE

620015166
620016367

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Sherman, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark T. Anderson, a married man as his separate estate

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0642, approved February 23, 2007 and
recorded February 26, 2007 under Auditor's File No. 200702260230, records of Skagit County,
Washington.

Lots 1 & 3 SP PL06-0642

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P38567, 350506-4-005-0104 and
Tax Parcel Number P125918, 350506-4-005-0500

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620015166; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 31, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2012 2416
AUG 09 2012

John Sherman
John Sherman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2012 600
JUN 04 2012

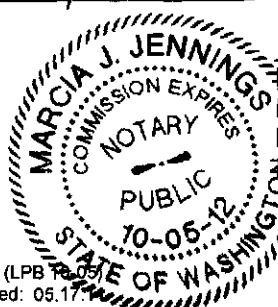
Amount Paid \$
Skagit Co. Treasurer
By John Sherman Deputy

Amount Paid \$ 2408.⁰⁰
Skagit Co. Treasurer
By John Sherman Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John Sherman

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: June 1, 2012

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012
GENERAL EXCEPTIONS

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservation contained in deed

Recording Date: August 27, 1996

Recording No.: 9608270077

As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment not for the purposes of creating an additional building lot.

2. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0642:

Recording No: 200702260230

3. Lot of Record Certification

Recording Date: February 26, 2007

Recording No.: 200702260231

Affects: Said premises and other property

4. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: February 26, 2007

Recording No.: 200702260232

Regarding: Land Use

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.



201208090065

Skagit County Auditor

EXHIBIT A

Parcel A

For APN/Parcel ID(s): P38567 and 350506-4-005-0104

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0642, approved February 23, 2007 and recorded February 26, 2007 under Auditor's File No. 200702260230, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B

For APN/Parcel ID(s): P125918 and 350506-4-005-0500

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL06-0642, approved February 23, 2007 and recorded February 26, 2007 under Auditor's File No. 200702260230, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Glacier Park Company
Recording No.: 426794
Affects: Portion of Lot 3 only

2. Reservation contained in deed

Recording Date: July 7, 1989
Recording No.: 8907070037
As Follows: Minerals Reservation
Affects: Portion of Lot 3 only

3. Agreement and the terms and conditions thereof

Recording Date: July 7, 1989
Recording No.: 8907070047
Regarding: Wood Fiber Supply Agreement
Affects: Portion of Lot 3 only

4. Reservation contained in deed

Recording Date: August 27, 1996
Recording No.: 9608270077
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment not for the purposes of creating an additional building lot.

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

Granted to: George Klein and Marian Klein, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: August 27, 1996
Recording No.: 9608270078
Affects: Portion of the South 30 feet of Lot 3

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

Granted to: Wayne M. Fjelstad and Jerra L. Fjelstad, husband and wife
Purpose: ingress, egress and utilities
Recording Date: October 16, 2001
Recording No.: 200110160087
Affects: Portion of the South 30 feet of Lot 3

7. Lot of Record Certification

Recording Date: June 19, 2006
Recording No.: 200606190232

said document is a re-recording of Auditor's File No. 200510250053.

8. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0642:

Recording No: 200702260230

9. Lot of Record Certification

Recording Date: February 26, 2007
Recording No.: 200702260231
Affects: Said premises and other property

10. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: February 26, 2007
Recording No.: 200702260232
Regarding: Land Use



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