

When recorded return to:  
Donald Dean Trautman  
315 Reed Street  
Sedro Woolley, WA 98284



201208100083  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY  
425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015797

CHICAGO TITLE  
620015797

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene Floyd Scoles, Personal Representative of the Estate of Beatrice A. Dick, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Donald Dean Trautman, an unmarried person

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

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

Lot(s): 9 Block: 21 Replat of the Junction Add to Sedro, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P76753, 4166-021-009-0009

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

Dated: August 8, 2012

The Estate of Beatrice A. Dick, deceased

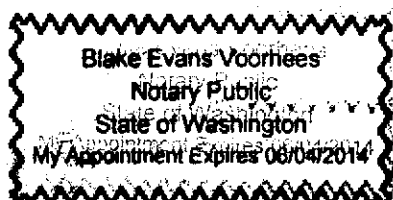
BY: Gene Floyd Scoles, personal Representative  
Gene Floyd Scoles, Personal Representative

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that GENE FLOYD SCOLES

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 Personal Representative of the Estate of Beatrice A. Dick, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-8-12



[Signature]  
Name: BLAKE EVANS VOORHEES  
Notary Public in and for the State of WASHINGTON  
Residing at: BEATHE 1 WA  
My appointment expires: 6-4-14

Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 05.17.11

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122434  
AUG 10 2012

WA-CT-FNRV-02150.620019-620015797

Amount Paid \$ 2569.98  
Skagit Co. Treasurer  
By [Signature] Deputy

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P76753 and 4166-021-009-0009**

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**Parcel A:**

Lot 9, Block 21, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," according to the plat thereof, recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Situate in Skagit County, Washington

**Parcel B:**

That portion of vacated Munro Street lying between Blocks 16 and 21 of "REPLAT OF THE JUNCTION ADDITION TO SEDRO," according to the plat thereof, recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington, and lying East of the East line of Reed Avenue and West of the West line of the alley in said Block 21 extended Southerly to the West line of the alley in Block 16 of said "REPLAT OF THE JUNCTION ADDITION TO SEDRO," EXCEPT the South 20 feet thereof.

Situate in Skagit County, Washington



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

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



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