

When recorded return to:
Noah A. Beddome and Jessica F. Beddome
19810 Huff Rd
Burlington, WA 98233

201208160093
Skagit County Auditor
8/16/2012 Page 1 of 4 1:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016002

Chicago Title 620016002
STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward A. Rohweder, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Noah A. Beddome and Jessica F. Beddome, 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.)

Lot(s): PTN LOTS 4 & 5 Block: BLK 138 FIRST ADD TO BURLINGTON

Tax Parcel Number(s): P72392, 4077-138-004-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620016002; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 15, 2012

Edward A. Rohweder
Edward A. Rohweder

20122497
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington
County of Skagit

AUG 16 2012
Amount Paid \$ 3529.40
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that

Edward A. Rohweder
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 15, 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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72392 and 4077-138-004-0004

PARCEL A:

The East Half of the following described property:

Lots 4 and 5, Block 138, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

EXCEPT the West 166 feet thereof.

Situated in Skagit County, Washington.

PARCEL B:

An easement for road purposes, over and across the North 16.5 feet of Lot 4, Block 138, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

EXCEPT any portion lying within the above described Parcel A.

Situated in Skagit County, Washington.



201208160093
Skagit County Auditor

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 20, 1928
Recording No.: 216607
Affects: The South side of a 16 foot strip on the North side of Lot 4
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: A pipe or pipes, line or lines for the transportation of water
Recording Date: July 23, 1965
Recording No.: 669362
Affects: The North 16.5 feet of Lot 4
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thaddeaus Bert Williamson and Susan J. Williamson, husband and wife
Purpose: Road purposes
Recording Date: October 16, 1967
Recording No.: 705686
Affects: The North 16.5 feet of Lot 4
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Delmer E. Cummings and Sarah L. Cummings, husband and wife
Purpose: Water pipeline, underground power lines and telephone lines and other utility lines
Recording Date: March 31, 1977
Recording No.: 853682
Affects: The North 16.5 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: N. T. Presnell and Dora M. Presnell, husband and wife
Purpose: Right of way and easement for ingress, egress, and for water pipeline, underground power lines and telephone lines and other utility lines
Recording Date: April 20, 1977
Recording No.: 854942
Affects: The North 16.5 feet of Lot 4
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: June Rosella Rhoads and Conrad A. Rhoades, wife and husband
Purpose: Road
Recording Date: April 9, 1984
Recording No.: 8404090068
Affects: The North 16.5 feet of Lot 4
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Terry Allen and Theresa M. Allen, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 22, 1991
Recording No.: 9111220105
Affects: The North 20 feet of Lot 4



201208160093
Skagit County Auditor

EXHIBIT "B"
Exceptions

8. Declaration of Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 22, 1991
Recording No.: 9111220109

9. Reservations contained in deed

Recording Date: January 3, 1995
Recording No.: 9501030094

As follows:

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

10. Road Maintenance Agreement

Recording Date: July 26, 2012
Recording No.: 201207260114

11. 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.



201208160093
Skagit County Auditor