



201208160095
Skagit County Auditor

8/16/2012 Page 1 of 4 1:58PM

When recorded return to:
Edward A. Rohweder
23113 E. Jones Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016065

Chicago Title 620016065
STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruby Smitham, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Edward A. Rohweder, a single person

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. SW SW 13-35-4E W.M.

Tax Parcel Number(s): P36385, 350413-0-022-0012

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: August 10, 2012

Ruby Smitham

20122498
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 16 2012

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

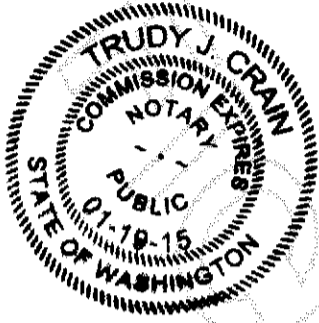
State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that

Ruby Smitham
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: 8-13-12

[Signature]



Name: Trudy J. Crain

Notary Public in and for the State of Wash

Residing at: Ashtanga

My appointment expires: 1-19-15



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36385 and 350413-0-022-0012

Parcel A:

The North 125 feet of the South 266 feet of the following described tract:

That portion of the Southwest quarter of the Southwest quarter of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 610 feet West of the Southeast corner thereof; thence North 391 feet; thence West $112 \frac{4}{5}$ feet; thence South 391 feet to the South line of said Section 13; thence Easterly along said South line $112 \frac{4}{5}$ feet to the point of beginning.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the East $722 \frac{4}{5}$ feet of the South 141 feet of the Southwest quarter of the Southwest quarter of Section 13, Township 35 North, Range 4 East, W.M.

Except road along the South line thereof.

Situate in Skagit County, Washington.



EXHIBIT "B"
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, a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: November 18, 1970
Recording No.: 745866
Affects: Portion of said premises

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

Granted to: John Dee Parker and Bertie Parker, Husband and Wife
Purpose: A non-exclusive easement for ingress, egress and utilities
Recording Date: April 22, 1971
Recording No.: 751569
Affects: Portion of said premises and other property

3. 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.

