

When recorded return to:
Stennar Thorson and Crystal Thorson
5393 TY-Tess Lane
Bow, WA 98232



201208200110
Skagit County Auditor

8/20/2012 Page 1 of 3 3:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016407

CHICAGO TITLE
620016407

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda S. Ross, an unmarried individual and Linda S. Ross, Personal Representative of the Estate of James D. Ross, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stennar Thorson and Crystal L. Thorson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2, 3 & 4, SKAGIT COUNTY SHORT PLAT NO. PL01-0261, approved October 7, 2004 and recorded October 12, 2004, under Auditor's File No. 200410120174, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter in Section 35, Township 36 North, Range 3 East, W.M.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P48698, 360335-1-009-0003, P48695, 360335-1-006-0006, P122127, 360335-1-006-0100, P122128, 360335-1-006-0200

Subject to: Conditions, covenants, restrictions, and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company #620016407; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 17, 2012

Linda S. Ross
Linda S. Ross

The Estate of James D. Ross, deceased

By: Linda S. Ross, Pers Rep.
Linda S. Ross, Personal Representative

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Linda S. Ross is the person who appeared before me, and said person acknowledged that she signed this instruction and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 20, 2012

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro-Woolley

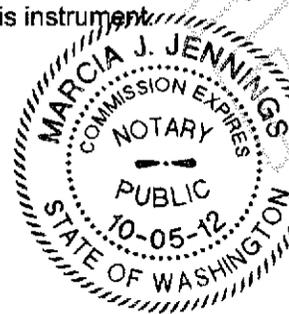
My appointment expires: 10/15/2012
Printed Name of Notary: Marcia J. Jennings

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2538

AUG 20 2012

Amount Paid \$ 12,538.50
Skagit Co. Treasurer
By MJM Deputy



SCHEDULE "B"
Continued

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Linda S. Ross

is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of James D. Ross, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 20, 2012

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Jedro-Woolley, WA

My appointment expires: 10-15-2012



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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. PL01-0261:

Recording No: 200410120174

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 8, 2004
Recording No.: 200403080172

3. Plat Lot of Record Certification

Recording Date: February 23, 2006
Recording No.: 200602230117

4. Septic Service Contract

Recording Date: March 9, 2007
Recording No.: 200703090091

5. Skagit County Planning & Development Services - Plat Lot of Record Certification,

Recording Date: October 24, 2006
Recording No.: 200610240121
Affects: Lot 3



SCHEDULE "B"

Continued

6. 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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Skagit County Auditor