

When recorded return to:
John Senff and Elizabeth A. Senff
24116 North Westview Road
Mount Vernon, WA 98274



201208300042
Skagit County Auditor

8/30/2012 Page 1 of 4 10:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014145

CHICAGO TITLE

620014145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen J. Schmitz and Peggy L. Zappone, As tenants in common, *Both unmarried*
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to John Senff and Elizabeth A. Senff, 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. 13 & 14 Block: 41 Town of Montborne

Tax Parcel Number(s): P74668, 4135-041-014-0008

Subject to:

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

Dated: August 28, 2012

Stephen J. Schmitz

Stephen J. Schmitz

Peggy L. Zappone

Peggy L. Zappone

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122687

AUG 30 2012

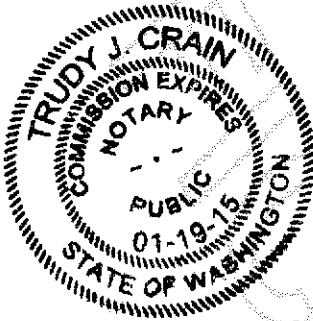
Amount Paid \$ *12,049.37*
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash
Skagit of Wash

I certify that I know or have satisfactory evidence that
Stephen S. Schmitz + Peggy L. Zuppone
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: 8-29-12



[Signature]
Name: Trudy J. Crain
Notary Public in and for the State of
Residing at: Abstr
My appointment expires: 1-19-15



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74668 and 4135-041-014-0008

Lots 13 and 14, Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT the Northeasterly 40 feet of said lots conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033 and recorded in Volume 213 of Deeds, page 368.

ALSO, TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to E.J. Olmsted, by Deed recorded July 15, 1987, under Auditor's File No. 8707150084.

Situate in Skagit County, Washington



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Skagit County Auditor

EXHIBIT "B"
Exceptions

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary Sewer Line
Recording Date: January 30, 1979
Recording No.: 895755
Affects: Portion of said premises
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
4. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

Recording Date: June 21, 2002
Recording No.: 200206210110

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.

