

When recorded return to:  
Kirk Hamilton and Leslie Hamilton  
16557 Ovenell Rd  
Mount Vernon, WA 98273



201209140107  
Skagit County Auditor

9/14/2012 Page 1 of 4 4:11PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016459

CHICAGO TITLE  
620016459

### STATUTORY WARRANTY DEED

THE GRANTOR(S) J & L Frazier, LLC, a Washington Limited Liability Company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kirk Hamilton and Leslie Hamilton, husband and wife

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

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

Lot 4 SKAGIT COUNTY SHORT PLAT NO. 91-044, as more fully described in Exhibit "A" which  
is attached hereto and made a part hereof.

Tax Parcel Number(s): P102869/340302-4-002-2200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620016459; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 13, 2012

J & L Frazier, LLC, a Washington Limited Liability Company

BY: Lloyd L. Frazier  
Lloyd L. Frazier, Manager

BY: Joan Atwood Frazier  
Joan Atwood Frazier, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2905

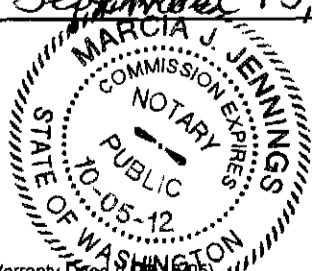
SEP 14 2012

Amount Paid \$ 4579.60  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Lloyd L. Frazier and  
Joan Atwood Frazier  
is/are the person(s) who appeared before me, and said person acknowledged that they signed this  
instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as  
the Manager and Member, respectively of J & L Frazier, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

Dated: September 13, 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: 10/15/2012



**EXHIBIT "A"**  
**Legal Description**

**For APN/Parcel ID(s): P102869/340302-4-002-2200**

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**PARCEL A:**

That portion of Lot 4 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991, under Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington; being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980, under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 2, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;  
Thence South 88 degrees 55' 47" East along the South line of said Lot 4 for a distance of 29.99 feet to an angle point on said South line;  
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the west line) of said Lot 4 and being the TRUE POINT OF BEGINNING;  
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;  
Thence North 74 degrees 01' 22" East for a distance of 175.34 feet;  
Thence South 52 degrees 54' 42" East for a distance of 230.43 feet to said South line of Lot 4;  
Thence South 52 degrees 05' 11" West along said South line for a distance of 421.59 feet to an angle point on said South line;  
Thence South 25 degrees 23' 52" West along said South line for a distance of 49.97 feet to the TRUE POINT OF BEGINNING;

EXCEPT the right-of-way for Drainage District No. 19, as condemned by Decree entered November 5, 1945, in Skagit County Superior Court Cause No. 8889, and as said right-of-way was modified by documents recorded under Auditor's File Nos. 8107220034 and 8107220035.

TOGETHER WITH an easement for ingress, egress and utilities, over under and across a portion of the West 50.00 feet of Lot 4 Skagit County Short Plat No. 91-044 and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Skagit County Short Plat No. 91-044;  
Thence South 88 degrees 55' 47" East along the South line of said Lot 4, for a distance of 29.99 feet to an angle point on said South line;  
Thence North 25 degrees 23' 52" East along said South line for a distance of 46.02 feet to a point on the East line of the West 50.00 feet (as measured perpendicular to the West line) of said Lot 4;  
Thence North 00 degrees 23' 27" West along said East line of the West 50.00 feet for a distance of 385.87 feet;  
Thence South 89 degrees 36' 33" West a distance of 50.00 feet to the West line of said Lot 4 at a point bearing North 00 degrees 23' 27" West from the POINT OF BEGINNING;  
Thence South 00 degrees 23' 27" East along said West line for a distance of 426.54 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

**PARCEL B:**

An easement for access and utilities as granted by Agreement recorded August 22, 1994, under Auditor's File No. 9408220097, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington



## 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. 91-044:  
Recording No: 8006190030
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Drainage District No. 19  
Purpose: Drainage  
Recording Date: July 22, 1981  
Recording No.: 8107220035  
Affects: A portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Cascade Natural Gas Corporation  
Purpose: Pipeline or pipelines  
Recording Date: November 18, 1982  
Recording No.: 8211180027  
Affects: A portion of said premises
4. 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. 91-044:  
  
Recording No: 9111040047
5. Easement agreement and the terms and conditions thereof  
Recording Date: August 22, 1994  
Recording No.: 9408220097
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 3, 1994  
Recording No.: 9410030093  
Affects: A portion of said premises
7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
Recording Date: June 3, 2011  
Recording No.: 201106030058
8. City, county or local improvement district assessments, if any.
9. 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.

<IF ({Property.County})="Island">



## 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.

