

When recorded return to:
Brian D. Peitz and Windy M. Peitz
9929 Samish Island Road
Bow, WA 98232



201209240082
Skagit County Auditor

9/24/2012 Page 1 of 4 10:36AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016773

CHICAGO TITLE
620016773

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Rinker and Teresa L. Rinker, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brian D. Peitz and Windy M. Peitz, 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 4-6 GRANDVIEW TERRACE SAMISH ISLAND

Tax Parcel Number(s): P65574/3920-000-006-0005

Subject to:

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

Dated: September 21, 2012

Scott A. Rinker

Teresa L. Rinker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122995
SEP 24 2012

Amount Paid \$ 7570.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Scott A. Rinker and Teresa L. Rinker
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-21-12

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon, WA
My appointment expires: 3-10-13



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65574/3920-000-006-0005

That portion of Lots 4, 5 and 6, GRANDVIEW TERRACE, SAMISH ISLAND, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 5 of Plats, page 36, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at the Northwest corner of said Lot 6;
Thence East, along the North line thereof, a distance of 140 feet to the true point of beginning of this line description;
Thence South, parallel with the East line of said Lots 4, 5 and 6 to the South line of Lot 4 thereof and the terminus of this line description.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 7, 1930
Auditor's No(s): 242592, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

2. Notice of on-site sewage system status:
Recorded: May 24, 1991
Auditor's No.: 9105240007, records of Skagit County, Washington, as follows:

A. The existing or proposed sewage system for this residential building does not meet the standards for a minimum sized three (3) bedroom sewage system (which is equivalent to the anticipated sewage flow from six persons or 360 gallons per day). The Health Officer recommends that property owners exercise caution in the use of this sewage system by:

- a) Conserving water use where possible.
- b) Reserving an area for sewage system replacement
- c) Inspecting the septic tank every two years and pumping it out if necessary.

B. Specific on-site sewage system information for this lot may be on file at the Skagit County Department of Planning and Community Development.

Affects: Lots 4 and 5 ONLY

3. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: June 2, 2004
Auditor's No(s): 200406020098, records of Skagit County, Washington
In favor of: Curtis Holmes
For: Septic drain field
Affects: Lots 4 and 5 only

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 2, 2004

Auditor's No(s): 200406020098, records of Skagit County, Washington

Executed By: Curtis Holmes

As Follows: The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

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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