



201209280159

Skagit County Auditor

9/28/2012 Page 1 of 3 1:46PM

When recorded return to:

Scott A. Farmer and Denise M. Farmer
26356 Panorama Place
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016682

CHICAGO TITLE

620016682

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Fulbright-Hamilton, Personal Representative of the Estate of Gregory T. Hamilton, deceased in accordance with probate case no. 11-4-02622-9-SEA filed in the Superior Court of Skagit County, State of Washington.

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Scott A. Farmer and Denise M. Farmer, 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.)

A portion of the NE Quarter of Section 33, Township 35 North, Range 05 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P40603/350533-1-001-5605

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions, Chicago Title Company Order 620016682; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 26, 2012

Estate of Gregory T. Hamilton

BY: [Signature]
Brian Fulbright-Hamilton, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123076

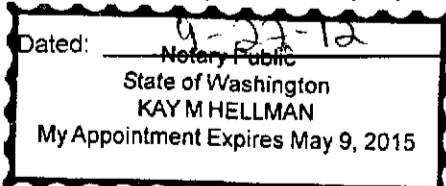
SEP 28 2012

Amount Paid \$ 3209.00
By Skagit Co. Treasurer
Hlc Deputy

State of Washington
County of King

I certify that I know or have satisfactory evidence that BRIAN Fulbright-Hamilton

(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Gregory T. Hamilton, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



[Signature]
Name: Kay M. Hellman
Notary Public in and for the State of Washington
Residing at: Shoreline WA
My appointment expires: 9-5-2015

date: 9-27-12

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40603/350533-1-001-5605

PARCEL A:

The East Half of the following described tract:

That portion of the North Half of Section 33, Township 35 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter in said Section 33;
thence North 88°26'49" East along the North line of said subdivision 1378.13 feet;
thence South 00°33'37" West a distance of 2006.16 feet;
thence South 89°25'29" West, parallel with the East/West centerline of said Section 33 for a distance of 2118.57 feet to the true point of beginning;
thence continuing South 89°25'29" West a distance of 1010.01 feet;
thence South 00°47'30" East, a distance of 410.00 feet;
thence North 89°25'29" East parallel with the East/West centerline, a distance of 1010.01 feet;
thence North 00°47'30" West a distance of 410.00 feet to the true point of beginning.
(Also known as Tract 7 of the Unrecorded Plat of Steelhead Bend or Panoramic Plateau).

EXCEPT from the above, that portion, if any, lying within Tracts 9, 10 and 22 of said unrecorded Plat of Steelhead Bend, and as conveyed by instrument recorded April 16, 1973 and May 11, 1973, under Auditor's File No.s. 783590 and 784878, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement 100.00 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at the East Quarter corner of said Section 33;
Thence South 89°25'29" West, along the East-West centerline of said Section 33 a distance of 1,000.00 feet;
Thence South 03°00'16" West a distance of 505.00 feet, more or less, to a point on the North line of the County road known as the Old Day Creek Road, said point also being the point of beginning of the herein described centerline;
Thence North 03°00'16" East a distance of 505.00 feet, more or less, to the East-West centerline of said Section 33;
Thence continuing North 03°00'16" East a distance of 250.43 feet;
Thence South 89°25'29" West, parallel with said East-West centerline of Section 33, a distance of 420.00 feet;
Thence North 00°33'37" East a distance of 410.00 feet;
Thence South 89°25'29" West, parallel with said East-West centerline of Section 33, a distance of 2,850.00 feet to the terminus of the herein described centerline.

Situated in Skagit County, Washington.



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SCHEDULE "B"
Special Exceptions

1. Unrecorded easement, including the terms and provisions thereof, as disclosed by instrument recorded under Auditor's File No. 8206280026, records of Skagit County, Washington, and other instruments of record
In favor of: Public Utility District No. 1
For: Water pipeline

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Recorded: March 19, 1903
Auditor's No.: 43441, records of Skagit County, Washington
Executed By: B. Melhime, et ux
As Follows:

Reserving coal, iron or oil, and also the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted coal, iron or oil lands, for the purpose of exploring, developing and working the same

NOTE: No search has been made and this report does not reflect the current ownership of said reserved mineral rights.

3. Reservation contained in deed through which title is claimed from The Sound Timber Company, a corporation, dated November 6, 1911 in Volume 87 of Deeds, page 414, as follows:

"The grantor conveys the premises aforesaid subject to a reservation unto itself, its successors and assigns, of all mineral rights in the said premises with the right to ingress and egress over the said premises for the removal of the same."

4. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: December 9, 1974
Auditor's No.: 810950, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: The North 50 feet of said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 17, 1992
Recording No.: 9208170070

6. City, county or local improvement district assessments, if any.

7. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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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