

**When recorded return to:**

Chris L. Paxton  
P.O. Box 245  
Lyman, WA 98263



201209280163  
Skagit County Auditor

9/28/2012 Page 1 of 2 1:46PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016465

CHICAGO TITLE  
620016465

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William M. Moons, Trustee of the William J. Moons Trust of 2006  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Chris L. Paxton, a single person

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

Lots 1 and 2, Block 20, PLAT OF TOWN OF SEDRO, according to the plat thereof recorded in  
Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75512, 4149-020-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Company Order 620016465; and Skagit County  
Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 26, 2012

**William J. Moons Trust of 2006**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3078

SEP 28 2012

BY:

William M. Moons  
William M. Moons, Successor Trustee

Amount Paid \$ 3164.50  
Skagit Co. Treasurer  
By JMM Deputy

State of

Washington

County

of Skagit

I certify that I know or have satisfactory evidence that William M. Moons

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 Trustee of William J. Moons Trust of 2006 to be the free and voluntary act of  
such party for the uses and purposes mentioned in the instrument.

Dated:

September 27, 2012

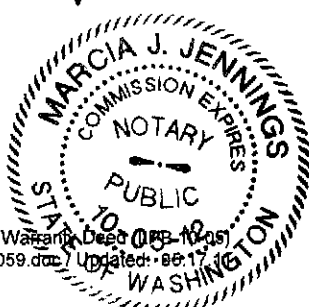
Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



## **SCHEDULE "B"**

### **SPECIAL EXCEPTIONS**

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.



201209280163

Skagit County Auditor