

When recorded return to:  
Skaidre E. Brown and Jody C. Brown  
20800 Hermway Heights Place  
Mount Vernon, WA 98274



201210040121  
Skagit County Auditor

10/4/2012 Page 1 of 5 3:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015637

CHICAGO TITLE  
620015637

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roberto Bosa and Dana Hendel Bosa, each as their separate estate as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Skaidre E. Brown and Jody C. Brown <sup>wife and husband</sup> ~~husband and wife~~ and Ricardo Ramanauskas and Elena A. Ramanauskas, 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): TRACT A SKAGIT COUNTY SHORT PLAT NO. 14-80

Tax Parcel Number(s): P16697, 330416-3-005-0719

Subject to:

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

Dated: September 26, 2012

\_\_\_\_\_  
Roberto Bosa

\_\_\_\_\_  
Dana Hendel Bosa

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123158

OCT 04 2012

Amount Paid \$ 7107.<sup>20</sup>  
Skagit Co. Treasurer  
By Deputy

**INDIVIDUAL ACKNOWLEDGMENT**

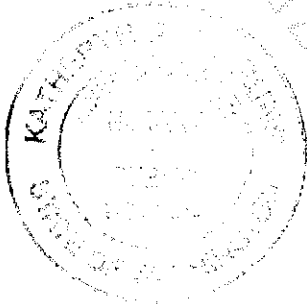
State of Washington  
County of SKAGIT

I, Kathryn A. Vierling, Notary public in and for the State of Washington,  
do hereby certify that on this day personally appeared before me \_\_\_\_\_

Robert Bosa

to me known/proven to be the individual \_\_\_\_\_ described in and who executed the within  
instrument and acknowledged that he/she signed the as his/her free and voluntary act and  
deed for the uses and purposes herein mentioned.

Given under my hand and official seal as of this date: 9.26.12



Kathryn A. Vierling  
Notary Public signature

Kathryn A. Vierling  
Notary Public name printed

My appointment expires: 9.01.2014

This acknowledgment is attached to a Statutory warranty Deed  
consisting of 1 pages.

Notary comments:



201210040121  
Skagit County Auditor

INDIVIDUAL ACKNOWLEDGMENT

State of Washington

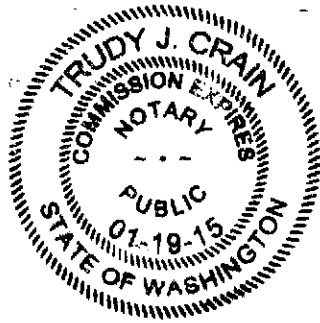
County of Skagit

I, Trudy J. Cain, Notary public in and for the State of Washington, do hereby certify that on this day personally appeared before me \_\_\_\_\_

Dana Hendel Bosa

to me known/proven to be the individual \_\_\_\_\_ described in and who executed the within instrument and acknowledged that ~~he~~ ~~she~~ signed the as ~~his~~ ~~her~~ free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal as of this date: 9-28-12



*Trudy J. Cain*

Notary Public signature

Trudy J. Cain

Notary Public name printed

My appointment expires: 1-19-15

This acknowledgment is attached to a Statutory Warrant consisting of 1 pages.

Notary comments:



201210040121  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P16697 and 330416-3-005-0719**

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**PARCEL A:**

Tract A, SKAGIT COUNTY SHORT PLAT NO. 14-80, approved May 9, 1980, recorded May 12, 1980, as Auditor's File No. 8005120013, records of Skagit County, Washington, in Volume 4 of Short Plats, page 87; being a portion of the Southeast Quarter of the Southwest Quarter of Section 16, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress and utilities over a 20 foot existing gravel road as delineated on the fact of Skagit County Short Plat No. 130-78, approved December 28, 1978 and recorded December 28, 1978 as Auditor's File No. 893793, records of Skagit County, Washington

Also, an easement for ingress, egress and utilities over and across the Southerly 20 feet of Tract B of Skagit County Short Plat No. 14-80, approved May 9, 1980, recorded May 12, 1980, as Auditor's File No. 8005120013, records of Skagit County, Washington

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
Exceptions

1. 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;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: November 17, 1913  
Auditor's No.: 99302, records of Skagit County, Washington
  
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;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: English Lumber Company  
Recorded: August 15, 1939  
Auditor's No.: 319598, records of Skagit County, Washington  
As Follows:  
Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits or oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract and remove the same; provided, however, that the grantor its successors or assigns, shall pay to the grantee, his heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.
  
3. 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. 14-80:  
  
Recording No: 8005120013
  
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. 130-78:  
  
Recording No: 893793
  
5. City, county or local improvement district assessments, if any.

**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.

