



201211010033
Skagit County Auditor

11/1/2012 Page 1 of 3 11:01AM

When recorded return to:
Matthew Smith and Elsianna Aleman
1016 Alexander Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016243

CHICAGO TITLE
620016243

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derrill W. Adair and Elizabeth A. Adair, 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 Matthew Smith, *Unmarried Person as His
separate Estate*

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

Lot 18, HENDRICKSON ADDITION TO SEDRO WOOLLEY, according to the plat thereof,
recorded in Volume 11 of Plats, page 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79560/4340-000-018-0001

Subject to:

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

Dated: October 29, 2012

*Derrill W. Adair by
Elizabeth Adair attorney in fact*

Derrill W. Adair
Elizabeth Adair

Elizabeth A. Adair

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 5487

NOV 01 2012

Amount Paid \$*27504.11*

Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

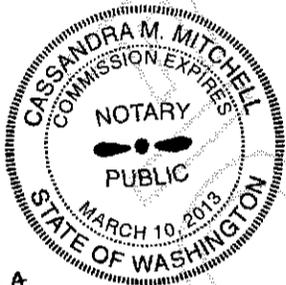
County of Skagit

I certify that I know or have satisfactory evidence that

Elizabeth A. Adair

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

Dated: 10-31-12



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

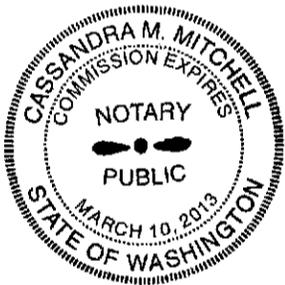
State of WA

County of Skagit

Elizabeth A. Adair ^{cn}

I certify that I know or have satisfactory evidence that DERRILL W. ADAIR is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Derrill W. Adair and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-31-12



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



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EXHIBIT "A"
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 HENDRICKSON ADDITION TO SEDRO WOOLLEY:

Recording No: 839681

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: March 11, 1977

Auditor's No(s): 852429, records of Skagit County, Washington

Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

3. 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

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



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