

When recorded return to:
Michelle Ross
411 S. 38th Place
Mount Vernon, WA 98274



201211080074
Skagit County Auditor

11/8/2012 Page 1 of 4 3:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016077

CHICAGO TITLE

620016077

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Thompson, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michelle Ross, a married person, as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-09-98, as approved November 11,
2001 and recorded December 14, 2001, under Auditor's File No. 200112140118, records of Skagit
County, Washington; being a portion of Lots 9 and 10, "PLAT OF METCALFE MEADOWS" as per
plat recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118697/4706-000-010-0100

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: 10-29-12

Michael Thompson

Michael Thompson

20123582
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV - 8 2012

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

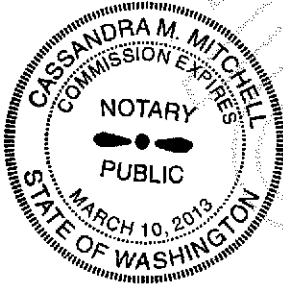
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Michael Thompson
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: 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 **METCALFE MEADOWS:**

Recording No: 9801160082
2. 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 **SHORT PLAT SW-09-98:**

Recording No: 200112140118
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 22, 2000
Auditor's No.: 200005220077, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corp.
For: Natural gas pipe line or pipelines
Affects: Southerly 5 feet of said premises
4. Terms and conditions of City of Sedro Woolley Certificate for Ordinance recorded November 10, 1994, under Auditor's File No. 9411100032, records of Skagit County, Washington
5. Agreement, including the terms and conditions thereof, entered into;
By: Stewart Metcalfe and Teresa L. Grage, husband and wife
And Between: City of Sedro Woolley
Recorded: December 14, 2001
Auditor's No.: 200112140119, records of Skagit County, Washington
Providing: Agreement Wavier of Protest and Special Power of Attorney (LID/ULID)
6. Agreement, including the terms and conditions thereof, entered into;
By: Stewart Metcalfe and Teresa L. Grage, husband and wife
And Between: City of Sedro Woolley
Recorded: December 14, 2001
Auditor's No.: 200112140120, records of Skagit County, Washington
Providing: Agreement Regarding Maintenance of Drainage Facilities
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert and Patricia Brooks, Husband and Wife
Purpose: Access
Recording Date: September 15, 2005
Recording No.: 200509150217
Affects: Portion of said premises
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.

Skagit County Right Farm Ordinance



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EXHIBIT "A"

Exceptions

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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Skagit County Auditor