



201211150045  
Skagit County Auditor

11/15/2012 Page 1 of 6 11:14AM

When recorded return to:  
Michael J. Perkowski and Jean F. Perkowski  
4110 Susan Court  
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245353154

CHICAGO TITLE  
620017216

### STATUTORY WARRANTY DEED

THE GRANTOR(S) GMT Properties, LLC, a Washington limited liability company and Jeffrey C. Ingman and Deborah J. Ingman, husband and wife

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

in hand paid, conveys, and warrants to Michael J. Perkowski and Jean F. Perkowski, husband and wife

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

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

Abbreviated Legal: *Lot 3, Skagit County SNOA Card*  
*No. PL09-0040*

Tax/Map ID(s): 36040840010007

Tax Parcel Number(s): P49174, 36040840010007

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20123649*

NOV 15 2012

Amount Paid \$ *2247.<sup>10</sup>*

Skagit Co. Treasurer

By *Unkm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 7, 2012

GMT Properties, LLC

BY: *MJS* MANAGING MEMBER  
Michael J. Spink  
Managing Member

*Jeffrey C. Ingman*  
Jeffrey C. Ingman

*Deborah J. Ingman*  
Deborah J. Ingman



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STATUTORY WARRANTY DEED  
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Michael J. Spink

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 Member of GMT Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 13, 2012



*Marcia J. Jennings*

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/15/2016

STATE OF WA

County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey C. Ingman and Deborah J. Ingman is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

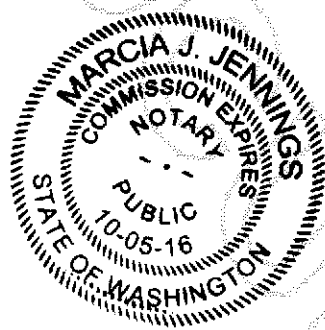
Dated: November 13, 2012

*Marcia J. Jennings*

Notary: Marcia J. Jennings

Notary Public in and for the State of WA  
residing at: Sedro-Woolley

My commission expires: 10/15/2016



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49174**  
**Tax Map ID(s): 36040840010007**

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Parcel A:

Lot 3, SKAGIT COUNTY SHORT CARDNO. PL09-0040, approved September 29, 2009, recorded September 29, 2009, under Auditor's File No. 200909290118, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for access and utilities as delineated on the face of said SKAGIT COUNTY SHORT CARD NO. PL09-0040, approved September 29, 2009, recorded September 29, 2009, under Auditor's File No. 200909290118, records of Skagit County, Washington.

Situate in Skagit County, Washington.



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**SCHEDULE B**  
(continued)

**SPECIAL EXCEPTIONS**

1. Lot of Record Certification and the terms and conditions thereof;  
  
Recording Date: August 24, 2007  
Recording No.: 200708240147  
Affects: Said premises and other property
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line.  
Recording Date: March 6, 2009  
Recording No.: 200903060134
  
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 Short Card No. PL09-0040:  
  
Recording No: 200909290118
  
4. Plat Lot of Record Certification and the terms and conditions thereof;  
  
Recording Date: September 29, 2009  
Recording No.: 200909290119  
Affects: Said premises and other property
  
5. Covenants, conditions, restrictions and easements 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 in the document  
  
Recording Date: February 17, 2010  
Recording No.: 201002170036




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EXHIBIT "C"

The subject property is within or near designated AGRICULTURE lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hours period (including aircraft), the storage and disposal of manure, and the application by spraying or storage and disposal of manure, and the application by spraying or otherwise or chemical fertilizers, soil amendments, herbicides and pesticides. What County has determined that the use of real property for agricultural operations is a high priority and favored use and will not be considered to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state and federal laws.

  
Michael J. Perkowski

  
Jean F. Perkowski



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