



201211210040  
Skagit County Auditor

11/21/2012 Page 1 of 3 10:47AM

When recorded return to:  
Scott J. Rhodes and Martha E. Rhodes  
P.O. Box 341  
Clear Lake, WA 98235

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017248

CHICAGO TITLE 620017248

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger A. Monroe and Bonnie V.H. Monroe, 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 Scott J. Rhodes and Martha E. Rhodes, 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): LOTS 1 AND 2 Block: BLK 19 LOTS 5 AND 6, BLK 20, WEST ADD TO CLEAR LAKE

Tax Parcel Number(s): P75054 / 4144-019-002-0007, P75058 / 4144-020-006-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017248; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 19, 2012

Roger A. Monroe  
Roger A. Monroe

Bonnie V.H. Monroe  
Bonnie V.H. Monroe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123710  
NOV 21 2012

Amount Paid \$ 1429.00  
Skagit Co. Treasurer  
By nmw Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Roger A. Monroe and Bonnie V.H. Monroe  
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: November 21, 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: 10/15/2016

**EXHIBIT "A"**  
**Legal Description**

**For APN/Parcel ID(s): P75054 / 4144-019-002-0007 and P75058 / 4144-020-006-0001**

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**Parcel A:**

Lots 1 and 2, Block 19, Block 19, WEST ADDITION, CLEAR LAKE, according to the plat thereof, recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington.

Together with those portions of vacated Willow Street and Day Street which would attach by operation of law.

**Parcel B:**

Lots 5 and 6, Block 20, WEST ADDITION, CLEAR LAKE, according to the plat thereof, recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington.

Together with those portions of vacated Willow Street and Day Street which would attach by operation of law.

Situated in Skagit County, Washington.



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## **SCHEDULE "B"**

### **SPECIAL EXCEPTIONS**

1. Public or private easements, if any, over vacated portion of said premises.
2. 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 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

### **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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