



201212120093

Skagit County Auditor

12/12/2012 Page

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5 1:54PM

When recorded return to:

William Scott Doddridge
15732 Tustin Village Way
Tustin, CA 92780

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016343

CHICAGO TITLE 620016343

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher J. Kresge and Gregory Justin Bogdanovitch, registered domestic partners

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

in hand paid, conveys, and warrants to William Scott Doddridge, a legally separated man as his sole and separate estate

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

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

Lot(s): LOTS 1,2 AND 3 SHORT PLAT NO. 91-064, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P19166 / 340111-3-001-0009, P19139 / 340111-3-026-0006, P109020 / 340111-3-001-0100, P109021 / 340111-3-001-0200

Subject to: Conditions, reservations, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620016343; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 3, 2012

Christopher J. Kresge
Christopher J. Kresge

Gregory Justin Bogdanovitch
Gregory Justin Bogdanovitch



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Christopher J Kresge and Gregory Justin Bogdanovitch 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: December 11, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123969
DEC 12 2012

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of Washington
Residing at: WA Comm. 5
My appointment expires: 2-9-15

Amount Paid \$ 27,506.00

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 09.28.12
Skagit Co. Treasurer
Deputy
Mam

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19166 / 340111-3-001-0009, P19139 / 340111-3-026-0006, P109020 / 340111-3-001-0100 and P109021 / 340111-3-001-0200

PARCEL A:

Lot 1 of Short Plat No. 91-064, approved October 21, 1991 and recorded November 4, 1991, in Volume 10 of Short Plats, pages 22 and 23, under Auditor's File No. 9111040048, being a portion of the Northeast Quarter of the Southwest Quarter of Section 11, Township 34, Range 1 East of the Willamette Meridian;

EXCEPT that portion of Lot 1 described as follows:

Beginning at the Southwest corner of Lot 2 of said Short Plat No. 91-064;
thence North 4°09'09" East along the Westerly line of said Lot 2 a distance of 202.71 feet;
thence North 89°11'58" West a distance of 110.52 feet to the Westerly line of Lot 1 of said Short Plat No. 91-064;
thence South 3°03'20" West along the Westerly line of said Lot 1 a distance of 202.52 feet to the South line of said Short Plat No. 91-064;
thence South 89°11'58" East along the South line of said Short Plat a distance of 106.64 feet to the point of beginning.

AND EXCEPT that portion of Lot 1 described as follows:

Beginning at the Southwest corner of Lot 2 of said Short Plat No. 91-064;
thence North 4°09'09" East along the Westerly line of said Lot 2, a distance of 202.71 feet to the true point of beginning;
thence South 89°11'58" East along the Northerly line of said Lot 2 a distance of 258.49 feet;
thence North 4°09'09" East along the Westerly line of said Lot 2 a distance of 247.29 feet to the Northwesterly corner of said Lot 2;
thence North 89°11'58" West, a distance of 2.35 feet;
thence South 37°37'34" West a distance of 144.87 feet;
thence South 55°20'14" West a distance of 225.61 feet to the true point of beginning.

Situate in Skagit County, Washington.

PARCEL B:

Lot 3 of Short Plat No. 91-064, approved October 21, 1991 and recorded November 4, 1991, in Volume 10 of Short Plats, pages 22 and 23, under Auditor's File No. 9111040048, being a portion of the Northeast Quarter of the Southwest Quarter of Section 11, Township 34, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL C:

A portion of Lot 1 of Short Plat No. 91-064, approved October 21, 1991 and recorded November 4, 1991 in Volume 10 of Short Plats, pages 22 and 23, under Auditor's File No. 9111040048, being a portion of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 2 of said Short Plat No. 91-064;
thence North 4°09'09" East along the Westerly line of said Lot 2 a distance of 202.71 feet;
thence North 89°11'58" West a distance of 110.52 feet to the Westerly line of Lot 1 of said Short Plat No. 91-064;
thence South 3°03'20" West along the Westerly line of said Lot 1 a distance of 202.52 feet to the South line of said Short Plat No. 91-064;
thence South 89°11'58" East along the South line of said Short Plat a distance of 106.64 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



EXHIBIT "A"
Legal Description

PARCEL D:

A portion of Lot 1 of Short Plat No. 91-064, approved October 21, 1991 and recorded November 4, 1991 in Volume 10 of Short Plats, pages 22 and 23, under Auditor's File No. 9111040048, being a portion of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 2 of said Short Plat No. 91-064;
thence North 4°09'09" East along the Westerly line of said Lot 2, a distance of 202.71 feet to the true point of beginning;
thence South 89°11'58" East along the Northerly line of said Lot 2 a distance of 258.49 feet;
thence North 4°09'09" East along the Westerly line of said Lot 2 a distance of 247.29 feet to the Northwestern corner of said Lot 2;
thence North 89°11'58" West, a distance of 2.35 feet;
thence South 37°37'34" West a distance of 144.87 feet;
thence South 55°20'14" West a distance of 225.61 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL E:

Lot 2 of Short Plat No. 91-064, approved October 21, 1991 and recorded November 4, 1991 in Volume 10 of Short Plats, pages 22 and 23, under Auditor's File No. 9111040048, being a portion of the Northeast ¼ of the Southwest ¼ of Section 11, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 9, 1985
Auditor's No(s): 8504090076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: October 2, 1991
Auditor's No.: 9110020104, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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 PLAT NO. 91-064:

Recording No: 9111040048
4. Agreement, including the terms and conditions thereof, entered into
By: Skagit County
And between: Jack Mayer
Recorded: August 28, 1987
Auditor's No.: 8708280001, records of Skagit County, Washington
Providing: Special use permit for a business office and answering office
5. Terms and conditions as set forth in Variance recorded August 16, 1991 under Auditor's File No. 9108160048, records of Skagit County, Washington.
6. Reservation contained within that instrument recorded October 4, 1996, under Auditor's File No. 9610040078;

Grantor: Jack Mayer & Anita Mayer
Grantee: Michael L. Kelley & Sheryl L. Kelley
As Follows:

"The Grantor further grants the Grantee herein, his successors and/or assigns, the right to withdraw water from an existing well located upon the Grantor's remaining property, until such time as the Grantee herein has developed an alternate water source acceptable to all regulatory authorities. At that time Grantee agrees to relinquish their water right."
7. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: April 15, 1974
Auditor's No.: 815340, records of Skagit County, Washington
Classification: Farm and Agricultural Land
Affects: Parcels A & B

Continuance thereof;
Recorded: August 31, 2005
Auditor's No.: 200508310014, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.
8. 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, second half delinquent if unpaid on November 1 of the tax year.



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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Skagit County Auditor