



201212120126
Skagit County Auditor

12/12/2012 Page 1 of 3 4:06PM

When recorded return to:
Christopher J. Kresge
1004 Commercial Ave #480
Anacortes, WA 98221

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017426

CHICAGO TITLE 620017426

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Marston, Trustee of The Marston Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher J. Kresge, an unmarried individual presumptively
subject to the right, title and interest of a domestic partnership

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

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

Lots 16 - 20, Block 1, KELLOGG AND FORD'S ADDITION TO ANACORTES, as more fully
described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P57681 / 3800-001-020-0000 and P57680 / 3800-001-018-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620017426; and Skagit County Right
To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: December 10, 2012

The Marston Trust

BY: Michael Marston, Trustee
Michael Marston, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123985
DEC 12 2012

Amount Paid \$ 4188.⁰⁰
Skagit Co. Treasurer
By MAM Deputy

State of WA
County of Island

I certify that I know or have satisfactory evidence that Michael Marston

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 Trustee of The Marston Trust to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.

Dated: 12-11-12

Lynne D. Derry
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 10-10-2014

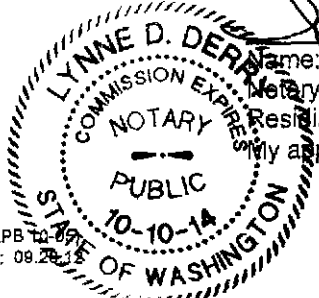


EXHIBIT "A"

Order No.: 620017426

For APN/Parcel ID(s): P57681/3800-001-020-0000 and P57680/3800-001-018-0004

PARCEL A:

The West 15 feet of Lot 18, all of Lots 19 and 20, Block 1, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

(Also known as Lot 5, Block 1 of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File No. 877715, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

PARCEL B:

Lots 16 and 17 and the East 15 feet of Lot 18, Block 1, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Agreement, including the terms and conditions thereof, entered into;
By: City of Anacortes, a municipal corporation
And Between: Meadow Vista, a partnership
Recorded: August 5, 1977
Auditor's No. 862088, records of Skagit County, Washington
Providing: Property use and development agreement

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: April 6, 1978
Auditor's No(s): 876937, records of Skagit County, Washington
Executed By: Meadow Vista, a Washington partnership

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 Survey:

Recording No: 877715

4. Assessments, if any, levied by City of Anacortes.

5. 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.

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.

