



201301030080  
Skagit County Auditor

1/3/2013 Page 1 of 4 1:34PM

When recorded return to:  
Scott W Hooker and Staci D Hooker  
22380 Suenic St  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017326

CHICAGO TITLE  
620017326

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E Keener and Deborah L Keener, 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 W Hooker and Staci D Hooker, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of City of Sedro Woolley Short Plat No. SW-02-97, approved March 23, 1998, recorded  
March 23, 1998, in Volume 13, Page 109 of Short Plats, under Auditor's File No. 9803230111,  
being a portion of Lot "A" "Thresher's First Addition," as per plat recorded in Volume 7 of Plats,  
Page 52, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P113084 / 4031-000-098-0000

Subject to: Easements, restrictions covenants, conditions and easements of record:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

<sup>29</sup>  
Dated: December 27, 2012 *geh*

*Thomas E Keener*  
Thomas E Keener

*Deborah L Keener*  
Deborah L Keener

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201315

JAN 03 2013

Amount Paid \$ 2799.60  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WA

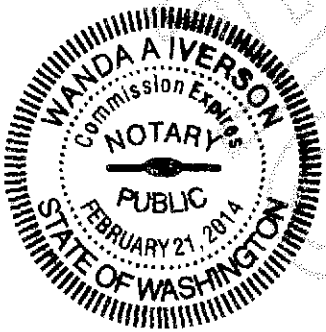
COUNTY of OKANOGAN

I certify that I know or have satisfactory evidence that

THOMAS E. KEENER

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: 12/28/2012



Wanda A. Iverson

Name: WANDA A. IVERSON

Notary Public in and for the State of WA

Residing at: TWIST WA

My appointment expires: 2-21-2014



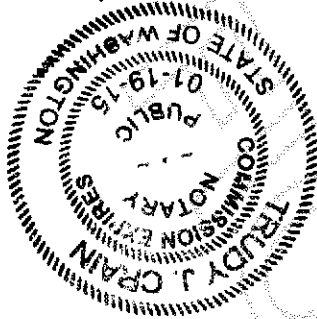
STATUTORY WARRANTY DEED  
(continued)

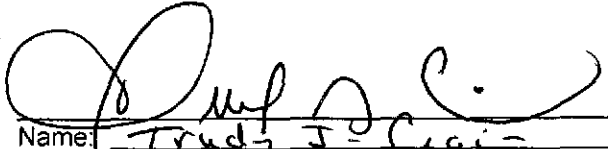
State of Wash  
state of Wash

I certify that I know or have satisfactory evidence that

Deborah L. Keener  
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: 12-31-12



  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Arlynton  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
**Exceptions**

1. Covenants, conditions, and restrictions contained in declaration of restrictions;

Recording Date: March 22, 1957  
Recording No.: 548995

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 **City of Sedro Woolley Short Plat No. SW-02-97:**

Recording No: 9803230111

3. Covenants, conditions and restrictions contained in instrument;

Recording Date: April 27, 1998  
Recording No.: 9804270014  
As follows: Birch tree on Lot 4 shall be left intact provided it does not become a safety hazard or liability to future owners

4. Liability to future assessments, if any, levied by the City of Sedro-Woolley

5. City, county or local improvement district assessments, if any.

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.

