

When recorded return to:  
TwinPlex Properties  
P. O. Box 25  
Burlington, WA 98233



201301140114  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620017465

CHICAGO TITLE  
620017465

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Willett, Inc., a Washington inactive corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to TwinPlex Properties

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

Lot 43, Amendment to Tract B, Plat of SKAGIT VIEW ESTATES, according to the plat thereof  
recorded April 11, 2007, under Auditor's File No. 200704110099, records of Skagit County,  
Washington. and being formally known as:

Tract B, SKAGIT VIEW ESTATES, according to the plat thereof recorded November 15, 2002,  
under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): 4805-000-043-0000 / P119857

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017465; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 3, 2013

Willett, Inc., a Washington inactive corporation

BY: [Signature]  
Guy C. Willett, Stockholder

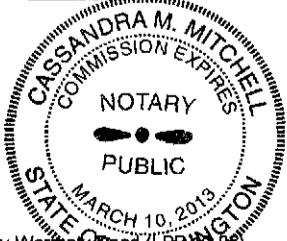
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Guy C Willett

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 Shareholder of Willett, Inc., a Washington inactive corporation to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-8-13



Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-13

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013111  
JAN 14 2013

Amount Paid \$ 1518.00  
Skagit Co. Treasurer  
By [Signature] Deputy

**SCHEDULE "B"**  
**Special Exceptions**

1. 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 FACE OF SAID PLAT OF SKAGIT VIEW ESTATES:

Recording No: 200211150098

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 FACE OF SAID PLAT AMENDMENT TO TRACT B OF PLAT OF SKAGIT VIEW ESTATES:

Recording No: 200704110099

3. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: November 14, 2002

Recording No.: 200211140201

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances

Recording Date: March 13, 2002

Recording No: 200203190104

5. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon  
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust  
Recording Date: March 12, 1997  
Recording No.: 9703120087  
Providing: Utility and Access Easement Agreement

6. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon  
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust  
Recording Date: March 12, 1997  
Recording No.: 9703120088  
Providing: City of Mount Vernon Annexation for Agreement

7. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912, records of Skagit County, Washington.

8. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097;

Affects: Said premises and other property



**SCHEDULE "B"**  
**Special Exceptions**

9. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.
10. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.

General property taxes, First Installment Delinquent May 1, Second Installment Delinquent November 1.

**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.

