

When recorded return to:
James E. Steen
181 Paradise Lane
Selah, WA 98942



201301170093
Skagit County Auditor

1/17/2013 Page 1 of 3 3:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017659

CHICAGO TITLE
620017659

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendelyn T. McDaniel, Personal Representative of the Estate of Wendell B. McDaniel, deceased, in accordance with probate filed in the Superior Court of Skagit County, State of Washington under Case No. 08-4-00076-1

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James E. Steen , , an unmarried individual

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 1-5 AND 17-22 Block: BLK 2 HAMSTROM'S ADD TO GRASSMERE AKA TRACT E OF BLA SURVEY AF200910210063, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P71044 / 4067-002-022-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620017659; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 15, 2013

Estate of Wendell B. McDaniel, deceased

BY: Wendelyn T. McDaniel
Wendelyn T. McDaniel
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013178

JAN 17 2013

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By Mh Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Wendelyn T. McDaniel

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 Personal Representative of the Estate of Wendell B. McDaniel, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 16, 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71044 / 4067-002-022-0002

Lots 1 through 5, inclusive and Lots 17 through 22, inclusive in Block 2, "HAMSTROM'S ADDITION TO GRASSMERE", according to the plat thereof recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington,

TOGETHER WITH that portion of alley lying North of the South line of Lots 1 through 4 and 19 through 22 extended Westerly and Easterly, Block 2 of said "HAMSTROM'S ADDITION TO GRASSMERE" as conveyed by Order Vacating Part of Alley by Skagit County Resolution No. 3196 vacated May 21, 1922;

AND TOGETHER WITH that portion of alley lying between the Easterly extensions of the North and South lines of Lot 18, Block 2 of said "HAMSTROM'S ADDITION TO GRASSMERE", which reverted by operation of law as per Skagit County Commissioners Final Order to Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, records of Skagit County, Washington;

AND TOGETHER WITH the portion of the West Half of Second Street lying between the Easterly extensions of the North line of Lots 1 and the South line of Lot 4, Block 2, "HAMSTROM'S ADDITION TO GRASSMERE", which reverted by operation of law as per Skagit County Commissioners Final Order to Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, records of Skagit County, Washington;

EXCEPT that portion conveyed to Skagit County by Right of Way Deed dated December 6, 1993 and recorded March 31, 1994 under Auditor's File No. 9403310027, records of Skagit County, Washington.

(Also known as Tract E of Boundary Line Adjustment Survey recorded under Auditor's File No. 200910210063.)

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Public or private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
Reserved by: Board of County Commissioners
Purpose: For all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record
Recording Date: September 30, 2009
Recording No.: 200909300105
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 Estate of W. B. McDaniel Boundary Line Adjustment Survey.

Recording No: 200910210063
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 21, 2009
Recording No.: 200910210063
Matters shown:

Shed by approximately 2 feet onto the Southeasterly corner of Lot 17, two sheds by approximately 4.5 feet and 3.5 feet respectively onto the Southerly portion of Lot 5, a house by approximately 4.3 feet onto the Southerly portion of Lot 5 and the location of First Street as shown over the Northwesterly corner of Lot 22.
5. Plat Lot of Record Certification

Recording Date: April 27, 2010
Recording No.: 201004270091
6. 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.



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Skagit County Auditor