

When recorded return to:

Andrew R. Ginnetti and Danya Ginnetti
2320 25th Street
Anacortes, WA 98221



201302010138
Skagit County Auditor

2/1/2013 Page 1 of 5 1:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

CHICAGO TITLE
620017658

Escrow No.: 620017658

STATUTORY WARRANTY DEED

THE GRANTOR(S) William H. Dore, Jr. and Kathleen L Dore, 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 Andrew R. Ginnetti and Danya^{E.} Ginnetti, husband and wife

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

Lot 31 of Survey recorded December 23, 1996 in Volume 19 of Surveys, pages 31 through 35,
under Auditor's File No. 9612230056, records of Skagit County, Washington; being a portion of
MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats,
pages 4 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P110569 / 3772-225-013-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 31, 2013

William H. Dore, Jr.

Kathleen L Dore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013364
FEB 01 2013

Amount Paid \$ 4624.10
Skagit Co. Treasurer
By Deputy

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Kathleen L Dore



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Skagit County Auditor

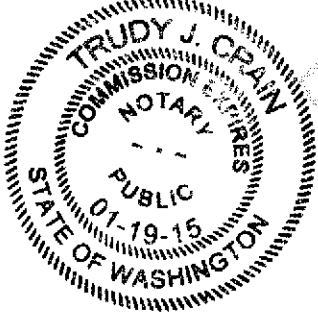
STATUTORY WARRANTY DEED
(continued)

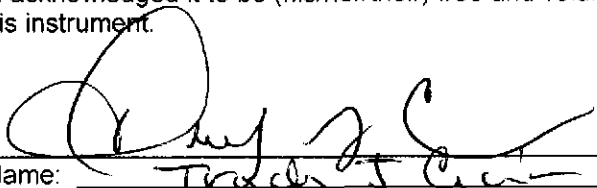
State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that
William H. Doe Jr.

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2-1-13




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



201302010138
Skagit County Auditor

STATUTORY WARRANTY DEED


(continued)

State of Washington
of _____

I certify that I know or have satisfactory evidence that

Kathleen L Dore
She 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: 1-31-2013


Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Belleview, WA
My appointment expires: 03-02-2015

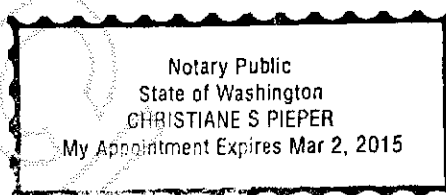


EXHIBIT "A"
Exceptions

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 Record of Survey for Homestead Northwest, Inc.:

Recording No: 9612230056

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded: February 27, 1997

Auditor's No(s): 9702270080, records of Skagit County, Washington

Executed By: Homestead Northwest Inc.

Said instrument is a re-recording of instrument (s);

Recorded: December 23, 1996

Auditor's File No(s): 9612230057, records of Skagit County, Washington

3. Assessments, if any, levied by Anacortes.
4. City, county or local improvement district assessments, if any.

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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