

When recorded return to:
Mathew J. McIntyre and Jena Kae McIntyre
28675 Minkler Road
Sedro Woolley, WA 98284



201302220073
Skagit County Auditor

2/22/2013 Page 1 of 4 10:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017493

CHICAGO TITLE
620017493

STATUTORY WARRANTY DEED

THE GRANTOR(S) John K. Adkison and Jennifer Adkison, 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 Mathew J. McIntyre and Jena Kae McIntyre, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

A portion of the North Half of Section 14, Township 36 North, Range 5, East of the Willamette
Meridian, as more fully described in Exhibit "A", which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P39030 / 350514-0-004-0012

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company order 620017493; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 20, 2013

John K. Adkison

Jennifer Adkison

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 591

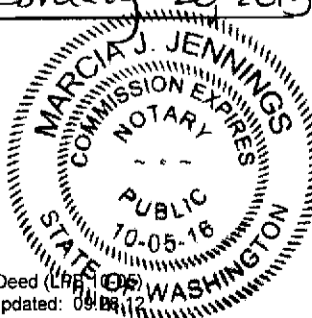
FEB 22 2013

Amount Paid \$ 4597.40
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
John K. Adkison and Jennifer Adkison
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: February 20, 2013



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): P39030 / 350514-0-004-0012

That portion of the following described Tracts lying Southerly of SR-20 (formerly Secondary State Highway No. 17-A) being a portion of the North 1/2 of Section 14, Township 35 North, Range 5 East, W.M.:

(A) Beginning at the intersection of the North line of the right of way of the Puget Sound and Baker River Railroad Company with the North and South center line of said Section at a point 1385.1 feet South of the North quarter corner of said Section;
running thence South 84 degrees 33' West along said North line 963.1 feet;
thence North 0 degrees 07' West 1104.8 feet; thence South 72 degrees 26' East 2434.4 feet;
thence South 9 degrees 40' West 153.2 feet to the said North line of said railroad;
thence along said North line of said railroad South 84 degrees 33' West 1340.2 feet to the place of beginning;

EXCEPT County roads;

AND EXCEPT the following:

Commencing at a point on the North line of the right of way of the Puget Sound and Baker River Railroad 1010.2 feet East of the center line of Section 14;
thence running Easterly along said North line 330 feet;
thence North 9 degrees 40' East 153.2 feet;
thence North 72 degrees 26' West 350 feet;
thence South to the point of beginning.

(B) Beginning at the Northeast corner of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M.;
thence North 100 feet;
thence West 1387.5 feet;
thence South to a point 25 feet North of the center line of the Skagit Mill Co. Logging Spur;
thence in an Easterly direction along said spur and the North line of the Puget Sound and Baker River Railway Company right of way to a tract of land described as Parcel "A" above;
thence North along the West line of said Tract 1104.8 feet;
thence in a Southeasterly direction along said Tract to the North and South center line of said Section to a point 669 feet South of the place of beginning;
thence North to the place of beginning;

EXCEPT any portion thereof lying South of the South line of the Northeast 1/4 of the Northwest 1/4 of Section 14;

AND EXCEPT any portion thereof lying West of the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 14;

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances and prohibitions against blasting within 30 feet
Recording No.: 183076
Affects: A 50 foot strip of land
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County
Purpose: "flood control and to excavate gravel and to build a two foot dam across the channel..."
Recording Date: September 19, 1963
Recording No.: 640982
Affects: A Westerly portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Washington
Purpose: General highway purposes
Recording Date: June 22, 1976
Recording No.: 837474
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 29, 1987
Recording No.: 8705290071
Affects: A portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 29, 1987
Recording No.: 8705290072
Affects: A portion of said premises
6. Historic Preservation Easement and the terms and conditions thereof
Recording Date: May 3, 2010
Recording No.: 201005030069
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. 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.



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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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