

When recorded return to:  
Burton Group, LLC  
P.O. Box 2176  
Mount Vernon, WA 98273



201302280061  
Skagit County Auditor

2/28/2013 Page 1 of 4 10:53AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017456

CHICAGO TITLE

620017456

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Scoocum Holdings, LLC, a Limited Liability Company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Burton Group, LLC, A Washington Limited Liability Company  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, SKAGIT COUNTY BINDING SITE PLAN NO. L-99-0003, approved July 1, 2002, recorded  
July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being  
a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North,  
Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 8040-000-003-0000 / P119264

Subject to:

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

Dated: February 27, 2013

Scoocum Holdings, LLC, A Limited Liability Company

BY:   
JAMES SPANE, MEMBER/MANAGER

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013669

FEB 28 2013

Amount Paid \$ 4,900.00  
Skagit Co. Treasurer  
By *mem* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that James Spore

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 Member/Manager of Sevacum Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-27-13

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



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

1. 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 No.: 180102
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed;  
  
Recording Date: April 14, 1953  
Recording No.: 487106
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Mount Vernon  
Purpose: Sanitary Sewer System  
Recording Date: July 10, 2001  
Recording No.: 200107100051  
Affects: West 30 feet of said short plat
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Mount Vernon  
Purpose: Utilities  
Recording Date: July 10, 2001  
Recording No.: 200107100052
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area;  
  
Recording Date: July 1, 2002  
Recording No.: 200207010181
6. 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 WESTERN PETERBIIT BINDING SITE PLAN L99-0003;  
  
Recording No.: 200207010180
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;  
  
Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets,  
avenues, alleys, and roads and where water might take a natural course
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puplic Utility District No. 1  
Purpose: Utilities  
Recording Date: May 27, 1998  
Recording No.: 9805270084
9. Terms, conditions, and restrictions of that instrument entitled Title Notification Special Flood Hazard Area;



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

Recording Date: March 22, 2004  
Recording No.: 200403220117

10. Terms, conditions, and restrictions of that instrument entitled Title Notification Agriculture;

Recording Date: March 22, 2004  
Recording No.: 200403220176

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

12. Assessments, if any, levied by City of Mount Vernon.

**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.

