



201303050079
Skagit County Auditor

3/5/2013 Page 1 of 5 3:23PM

When recorded return to:
Michael McAleer and Margaret McAleer
10434 Hendrickson Lane
Sedro Woolley WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017353

CHICAGO TITLE
620017353

STATUTORY WARRANTY DEED

THE GRANTOR(S) Florence E Jennings, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael McAleer and Margaret McAleer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN SE NW, 30-35-06

Tax Parcel Number(s): P42093 / 350630-2-008-0005

Subject to:

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

Dated: February 6, 2013

Florence E Jennings

Florence E Jennings

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013757
MAR 05 2013

Amount Paid \$ 1963.⁰⁰
Skagit Co. Treasurer
By *Udm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that

_____ 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: _____

See attached

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

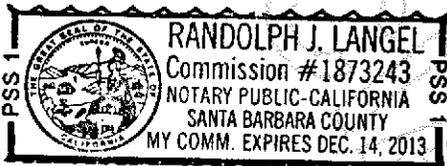
CIVIL CODE § 1189

State of California

County of Santa Barbara

On Feb. 26, 2013 before me, Randolph J. Langel, Notary Public

personally appeared Florence E. Jennings



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Randolph J. Langel

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: Feb. 6, 2013 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer — Title(s):
Individual
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing:

Signer's Name:

- Corporate Officer — Title(s):
Individual
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER Top of thumb here

Signer Is Representing:



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42093 / 350630-2-008-0005

PARCEL A:

That portion of the North Half of the South one-third of the Southeast Quarter of the Northwest Quarter, Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Easterly of the centerline of that certain road easement as described in declaration of easement recorded May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement set forth in Declaration of Easement recorded under Skagit County Auditor's File Nos. 738432 and 739124, records of Skagit County, Washington. Said easements being 60 feet in width; for ingress, egress and installation of utilities.

Situated in Skagit County, Washington.



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EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 19, 1970 and April 29, 1970
Auditor's No(s): 739124 and 738432, records of Skagit County, Washington
In favor of: Present and Future Owners
For: Ingress, egress and installation of utilities
Affects: The Easterly 30 feet of said premises
2. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: April 10, 1995
Recording No.: 9504100068
3. Terms and conditions of the easement set forth in Parcel B of Exhibit "A"
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.

