

When recorded return to:
Zack Allard and Yolanda Allard
7700 S. Rietze Avenue
Concrete, WA 98237



201303080039
Skagit County Auditor

3/8/2013 Page 1 of 2 10:29AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018117

CHICAGO TITLE
620018117

STATUTORY WARRANTY DEED

THE GRANTOR(S) John W. Keller and Dani L. Keller, 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 Zack Allard and Yolanda Allard, husband and wife

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

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

A portion of Tract 14, PLAT OF SUNRISE ADDITION, as more fully described in Exhibit "A" which
is attached hereto and made a part hereof.

Tax Parcel Number(s): P70903 / 4064-000-014-0116

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620018117; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

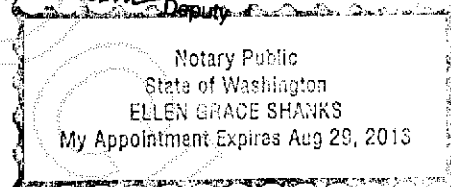
Dated: March 4, 2013

2013790
MAR 08 2013

John W. Keller
John W. Keller

Dani L. Keller
Dani L. Keller

Amount Paid \$ 2140.00
By mm Skagit Co. Treasurer
Deputy



State of Washington
County Clallam of Clallam

I certify that I know or have satisfactory evidence that

John W. Keller Dani L. Keller
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: 03/05/2013

Ellen Grace Shanks
Name: Ellen Grace Shanks
Notary Public in and for the State of Washington
Residing at: Skagit WA
My appointment expires: 08/29/2013

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70903 / 4064-000-014-0116

All that portion of the East Half of Tract 14, PLAT OF SUNRISE ADDITION, according to the plat thereof recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 14;
thence Southerly along First Avenue 35 feet to the true point of beginning;
thence Southerly along First Avenue 300 feet;
thence West 200 feet;
thence North 300 feet;
thence East 200 feet to the point of beginning.

Situated in Skagit County, Washington.

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Concrete.
2. 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, 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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