



201303110155  
Skagit County Auditor

3/11/2013 Page 1 of 4 3:52PM

When recorded return to:  
Michael R. Griffen  
24541 Wiseman Lane  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017820

*Chicago Title 620017820-TC*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel E Welch and Gerd A Welch, 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 Michael R Griffen, an unmarried person and Barbara J Sanders, an unmarried person

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

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 99-0020, recorded November 30, 2001, under Auditor's File No. 200111300188, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118657 / 340530-1-007-0400

Subject to:

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

Dated: March 7, 2013

*Daniel E Welch*

Daniel E Welch

*Gerd A Welch*

Gerd A Welch

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013821

MAR 11 2013

Amount Paid \$ 3209.00  
Skagit Co. Treasurer  
By *KE* Deputy

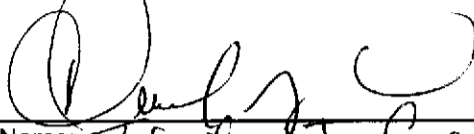
STATUTORY WARRANTY DEED  
(continued)

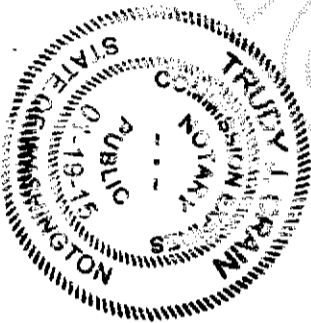
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Daniel E. Welch + Gerd A. Welch 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: 3-11-13

  
Name: Tracy S. Cray  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 1-1-15



**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 SKAGIT COUNTY SHORT PLAT NO. 99-0020:

Recording No: 200111300188

2. Title Notification of Development Activities adjacent to Designated Natural Resource Lands recorded March 11, 2003 under Auditor's File No. 200303110105 and March 4, 2003, under Auditor's File No. 200303040094.

3. Aerobic Treatments Service Agreement recorded February 24, 2003 under Auditor's File No. 200302240009.

4. Road Maintenance Agreement set forth under Auditor's File No. 200111300188 and 200111300189, copies of which are thereto attached.

5. Protected Critical Area Agreement recorded November 30, 2001 under Auditor's File No. 200111300191, affects tract A and B only.

6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 28, 1952  
Auditor's No.: Volume 248, page 728, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 5, 1985  
Auditor's No.: 8511050074, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

8. Minerals reservations as disclosed by deed recorded December 22, 1971, under Auditor's File No. 762147, records of Skagit County, Washington.

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 541537, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 586726, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: operate pipeline

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 18, 2003  
Auditor's No(s): 200304180120, records of Skagit County, Washington  
In favor of: Ingress, egress, road right of way and utilities  
For: Delineated Wiseman Lane on face of said Short Plat

Said easement contains, among other things, provisions for maintenance by the common users.

12. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: September 18, 2003  
Recording No.: 200309180048



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Skagit County Auditor

**EXHIBIT "A"**  
Exceptions

**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.

