



201304120105  
Skagit County Auditor

4/12/2013 Page 1 of 3 3:30PM

**When recorded return to:**

Pamela S Vallquist and Gary D Vallquist  
210 Judy Ave 3406 N. Taylor RD  
Burlington, WA 98233 Oak Harbor WA 98277

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018328

CHICAGO TITLE  
620018328

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vernon Wayne Keefe and Sandra Jeanine Keefe, Trustees of the Keefe Family Revocable Trust, dated April 15, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Pamela S Vallquist and Gary D Vallquist, ~~husband and wife~~ wife and husband

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

Lot 54, GILKEY'S ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72597 / 4085-000-054-0005

Subject to:

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

Dated: April 9, 2013

Vernon Wayne Keefe and Sandra Jeanine Keefe, Trustees of the Keefe Family Revocable Trust, dated April 15, 2003

BY: Vernon Wayne Keefe TRUSTEE  
Vernon Wayne Keefe  
Trustee

BY: Sandra Jeanine Keefe Trustee  
Sandra Jeanine Keefe  
Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20131286  
APR 12 2013

Amount Paid \$ 4,633.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Vernon wayne keefe and Sandra Jeanine Keefe 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 Trustees of the Keefe Family Revocable Trust dated 4-15-03 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 9, 2013



Martin E Lehr  
Name: Martin E Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 18, 1927  
Auditor's No(s): 203792, records of Skagit County, Washington  
In favor of: Pacific Telephone and Telegraph Company  
For: Right to place and maintain anchor with necessary appurtenances  
Affects: Undisclosed of record
  
2. 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 GILKEY'S ADDITION TO BURLINGTON:  
  
Recording No: 511757
  
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: September 30, 1955  
Auditor's No(s): 525143, records of Skagit County, Washington  
Executed By: Skagit Land Co., a corporation
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 27, 1930  
Auditor's No(s): 234986, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Assessments, if any, levied by City of Burlington.
  
6. 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.

