

When recorded return to:
Randolph L. Elde and Rebecca D. Elde
P.O. Box 615
Clearlake, WA 98235



201304300103

Skagit County Auditor \$75.00
4/30/2013 Page 1 of 4 2:08PM

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018646

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence H. Nalbach, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Randolph L. Elde and Rebecca D. Elde, 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 Government Lot 8, Section 6, Township 34 North, Range 5 East of the Willamette Meridian, as more fully described in Exhibit "A", which is attached hereto and made a part hereof.

Tax Parcel Number(s): P30120 / 340506-3-028-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018646, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 23, 2013

Lawrence H. Nalbach
Lawrence H. Nalbach

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131547

APR 30 2013

State of Washington
County of Skagit

Amount Paid \$ 1340.00
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that

Lawrence H. Nalbach

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: April 23, 2013

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

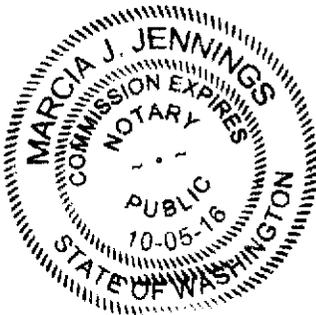


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30120 / 340506-3-028-0007

PARCEL A:

That portion of Government Lot 8, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 8; thence South 00° 39' 55" East along the East line of said Government Lot 8, a distance of 287.39 feet; thence North 89° 49' 36" West, a distance of 313.62 feet; thence North 1° 25' 44" West, a distance of 150.87 feet to the point of curvature of a curve to the left having a radius of 80.00 feet; thence Northerly along said curve through a central angle of 7° 06' 00", and an arc distance of 9.91 feet; thence North 8° 31' 45" East, a distance of 59.48 feet to the point of curvature of a curve to the left having a radius of 80.00 feet; thence Northwesterly along said curve through a central angle of 81° 17' 44", and an arc distance of 113.51 feet to a point on the North line of said Government Lot 8; thence South 89° 49' 29" East along the North line of said Government Lot 8, a distance of 402.59 feet to the point of beginning.

(Also known as Parcel B of Record of Boundary Line Adjustment recorded under Auditor's File No. 201011300075, records of Skagit County, Washington).

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over, under and through a Twenty (20) foot strip, the centerline of which is described as follows:

Beginning at the Southwest corner of that certain parcel conveyed to Skagit County by right of way deed as recorded under AF# 9812310113, Records of Skagit County, Washington; thence South 30° 25' 34" East along the Southerly extension of the West line of said parcel, a distance of 11.62 feet to the point of beginning of this centerline description; thence South 89° 49' 29" East parallel with the North line of said Government Lot 8, a distance of 224.45 feet to the point of curvature of a curve to the right having a radius of 70.00 feet; thence Southeasterly and Southerly along said curve through a central angle of 81° 17' 44", and an arc distance of 99.32 feet; thence South 8° 31' 45" East, a distance of 59.48 feet to the point of curvature of a curve to the right having a radius of 70.00 feet; thence Southerly along said curve through a central angle of 7° 06' 00", and an arc distance of 8.67 feet; thence South 1° 25' 44" East, a distance of 150.59 feet to a point on the Westerly prolongation of the South line of the above described Parcel B and the terminal point of this centerline description.

Situated in Skagit County, Washington.



201304300103

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 1, 1959
Auditor's No.: 586119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
2. Easement in favor of Skagit Valley Lumber Company for water mains and power lines as disclosed by instrument recorded October 13, 1955, under Auditor's File No. 526274, records of Skagit County, Washington.
3. Road Maintenance Agreement and Declaration of Easement set forth in instrument;
Recorded: September 14, 2004
Auditor's File No.: 200409140195, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 8, 1959
Auditor's No(s): 581440, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As surveyed, staked and agreed upon by both parties
5. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: December 11, 2001
Auditor's No(s): 200112110064, records of Skagit County, Washington
In favor of: Skagit County
For: An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records

Said instrument is a re-recording of instrument (s);
Recorded: November 20, 2001
Auditor's File No(s): 200112070026, records of Skagit County, Washington
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Covenants, conditions and restrictions 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 in the document

Recording Date: December 20, 2006
Recording No.: 200612200095
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 1, 1946
Auditor's No(s): 394566, et al, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline(s) and appurtenances and rights-of-way therefore
Affects: Locations are undisclosed
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 29, 1993
Auditor's No(s): 9304290030, records of Skagit County, Washington
Executed By: Michael Gerrit Weynands et al



SCHEDULE "B"

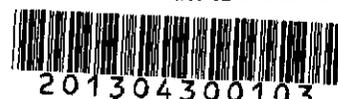
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

10. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 691928, records of Skagit County, Washington
Affects: Shorelands
11. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: February 13, 2007
Auditor's No(s): 200702130073, records of Skagit County, Washington
12. Public and private easement, if any, over vacated portion of said premises.
13. Lot of Record Certification:
Recording Date: March 14, 2011
Recording No.: 201103140039
14. 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 Record of survey for Boundary Line Adjustment:
Recording No: 201011300075
15. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 1, 2011
Auditor's No(s): 201103010036, records of Skagit County, Washington
As Follows: This boundary line adjustment is not for the purpose of creating an additional building lot.
16. 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, 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.



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