

**When recorded return to:**

Donald Light  
Donald Light, Trustee of the Leslie Zanner  
Testamentary Family Trust  
7151 E Quince St  
Mesa, AZ 85207



201305030184

Skagit County Auditor

\$78.00

5/3/2013 Page

1 of

5 3:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018681

CHICAGO TITLE  
620018681

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jack R. Thomas, as his separate estate, as to an undivided one-third interest  
and Wendy Hubenthal, as her separate estate, as to an undivided two-thirds interest  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donald Light, Trustee of the Leslie Zanner Testamentary  
Family Trust

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.)

Lot(s): 4 SP No. 93-014

Tax Parcel Number(s): P103349, 350319-1-004-0403

Subject to:

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

Dated: May 2, 2013

Jack R. Thomas

Wendy Hubenthal

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013/625  
MAY 03 2013

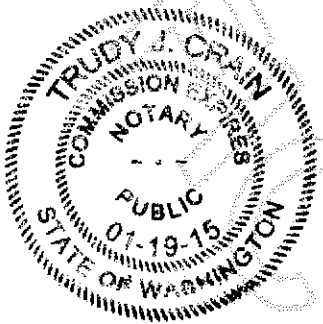
Amount Paid \$ 3022.10  
Skagit Co. Treasurer  
By *Wendy Hubenthal* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that  
Jack R Thomas + Wendy Hubenthal  
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: 5-2-13



[Signature]  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Bellevue  
My appointment expires: 1-19-15



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P103349 and 350319-1-004-0403**

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**Parcel A:**

Lot 4 of Skagit County Short Plat No. 93-014, as approved May 19, 1993, recorded May 20, 1993, in Volume 10 of Short Plats, Page 197, under Auditor's File No. 9305200075, records of Skagit County, Washington; being a portion of the Northwest quarter of the Northeast quarter of Section 19, Township 35 North, Range 3 East, W.M.

Situate in Skagit County, Washington

**Parcel B:**

An easement to Lot 4 as delineated on Skagit County Short Plat No. 93-014, as approved May 19, 1993, recorded May 20, 1993, in Volume 10 of Short Plats, Page 197, under Auditor's File No. 9305200075, records of Skagit County, Washington

Situate in Skagit County, Washington



201305030184

## EXHIBIT "B"

### 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. 93-014:**

Recording No: 9305200075

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: July 6, 1993  
Recording No.: 9307060066

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 14, 1995  
Recording No.: 9502140047

4. Agreement including the terms and conditions thereof;

Executed by: Gail Logsdon and Skagit County  
Recording Date: February 25, 1993  
Recording No.: 9302250017  
Regarding: Conditional agreement for installation of alternative sewage system

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: April 8, 1993  
Recording No.: 9304080066

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 2, 2006  
Recording No.: 200603020134

7. Terms and conditions contained in the document entitled Skagit County Planning & Development Services - Plat Lot of Record Certification;

Recording Date: June 18, 2007  
Recording No.: 200706180176

8. Protected Critical Area Site Plan, including the conditions, provisions and terms contained therein;

Recording Date: August 2, 2007



## EXHIBIT "B"

### Exceptions

Recording No.: 200708020136

9. City, county or local improvement district assessments, if any.

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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