

When recorded return to:
David J. Hanson and Roxanne F. Hanson
738 Jennings Street
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
5/7/2013 Page 1 of 3 1:53PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018714

CHICAGO TITLE
620018714

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR(S) Whidbey Island Bank, a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, bargains, sells, and conveys to David J. Hanson and Roxanne F. Hanson, husband and
wife

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

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

A portion of Lot 2 , TROWBRIDGE ADD TO TOWN OF SEDRO WOOLLEY, which is more fully
described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P77324 / 4175-000-002-0504

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620018714, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 6, 2013

Whidbey Island Bank

BY: [Signature]
James M. Grandon, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131663
MAY 07 2013

Amount Paid \$ 1874.00
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James M. Grandon

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 Vice President of Whidbey Island Bank to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: May 7, 2013

[Signature]

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

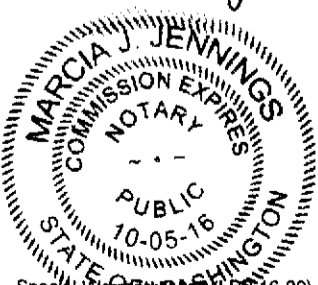


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77324 / 4175-000-002-0504

The East 85 feet of Lot 2, Trowbridge Addition to the Town of Sedro Woolley, as per the Plat thereof, recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington; except the North 195 feet thereof; also except the South 5 feet conveyed to the City of Sedro Woolley by deed recoded July 15, 1992, under Auditors File No. 9207150011, records of Skagit County, Washington.

Together with the South 5 feet 5 inches of the North 195 feet of the East 85 feet of said Lot 2 as conveyed by Boundary Line Adjustment Deed recorded February 13, 2009, under Auditors File No. 200902130017, records of Skagit County, Washington.

Situate in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Public Utilities District No. 1 of Skagit County
 Purpose: Water Pipelines
 Recording Date: March 3, 1947
 Recording No.: 401584
 Affects: portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line together with necessary appurtenances
 Recording Date: October 18, 1948
 Recording No.: 423993
 Affects: portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line together with necessary appurtenances
 Recording Date: December 14, 1988
 Recording No.: 8812140057
 Affects: portion of said premises

4. 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: February 13, 2009
 Recording No.: 200902130017
 As Follows:

 This conveyance shall constitute a boundary line adjustment. The real property herein described shall be combined with adjoining property of Grantee (P77324), and shall not constitute a separate building lot without compliance with the City of Sedro-Woolley subdivision ordinance.

5. Assessments, if any, levied by City of Sedro-Woolley.

6. 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.

