



Skagit County Auditor

5/7/2013 Page

1 of

\$75.00

4 3:49PM

When recorded return to:

Aaron T. Bonner and Jody S. Bonner
18936 Sulfer Springs Raod
Mount Vernon, WA 98274

POOR ORIGINAL

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015267

CHICAGO TITLE

620015267

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Kirby, an unmarried individual as to 26% interest; Janet Swapp, an unmarried individual as to 25% interest; and Bonita L. Kirby, an unmarried individual as to the remainder

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aaron T. Bonner and Jody S. Bonner, 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.)

Lot(s): LOTS 17, 18 & 36 SULPHUR SPRINGS LAKE TRACTS and a portion of railroad right of way, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P69854 4024-000-036-0002, P69838 4024-000-017-0005; P69839 4024-000-018-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620015267; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: April 26, 2013

Bonita L Kirby
Bonita L. Kirby

Todd Kirby
Todd Kirby

Janet Swapp
Janet Swapp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131673

MAY 07 2013

Amount Paid \$ 5,256.00
Skagit Co. Treasurer
By nam Deputy

State of WA

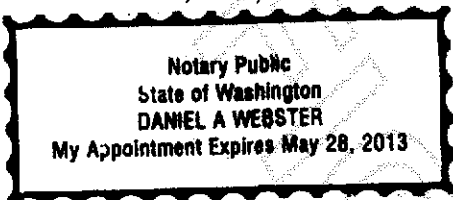
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

BONITA L. KIRBY

(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: 4/26/2013



Daniel A. Webster
Name: DANIEL A. WEBSTER
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: MAY 28, 2013

State of WA

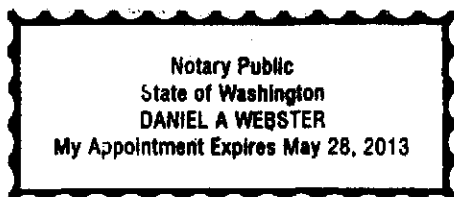
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

TOON KIRBY

(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: 4/26/2013



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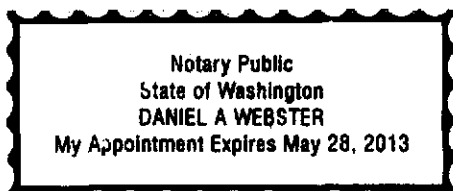
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

JANET SWAPP

(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: 4/26/2013



Daniel A. Webster
Name: DANIEL A. WEBSTER
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: MAY 28, 2013



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69854, P69838, P69839, 4024-000-036-0002, 4024-000-017-0005 and 4024-000-018-0004

PARCEL A:

Lots 18 and 36, PLAT 1, SULPHUR SPRING LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL B:

Lot 17, PLAT 1, SULPHUR SPRING LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL C:

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Lot 18 , SULPHUR SPRINGS LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

And that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian; which lies West of the centerline of said right of way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Lot 17 , SULPHUR SPRINGS LAKE TRACTS, as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington;

Situated in Skagit County, Washington.



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservations contained in deed
Executed by: Union Lumber Company
Recorded: June 21, 1913
Auditor's No.: 97183, records of Skagit County, WA
As follows:
Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.
2. Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under Which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219.
3. 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.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and egress to a pump station site
Recording Date: October 29, 1980
Recording No.: 8010280067
Affects: Lot 36
5. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,
Recording Date: June 28, 1991
Recording No.: 9106280027
6. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: October 14, 1994
Auditor's No.: 9410140045, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Big Lake Local Utility District No. 16
Roll No.: 280
Account No.: 4024-000-017-0005, 4024-000-018-0004 and 4024-000-036-0002
Amount: \$3,960.42, plus interest, if any
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Big Lake Sewer District.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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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