

When recorded return to:
Dave Bartholomeus
510 Bennett Street
Sedro Woolley, WA 98284

201305070081
Skagit County Auditor
5/7/2013 Page 1 of 3 \$74.00
3:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018277

CHICAGO TITLE
620018277

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate, Inc, a Washington corporation and LaVerne Krieger, 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 Dave Bartholomeus, an unmarried individual

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

The West Half of Lot 17 and all of Lot 18, Block 3, PLAT OF TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P75290 / 4149-003-018-0016

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018277, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 1, 2013

Krieger Real Estate, Inc

BY: William Krieger
William Krieger, President

BY: Jannette Krieger
Jannette Krieger, Vice President

LaVerne Krieger
LaVerne Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131672
MAY 07 2013

Amount Paid \$ 2,230.00
Skagit Co. Treasurer
By nam Deputy

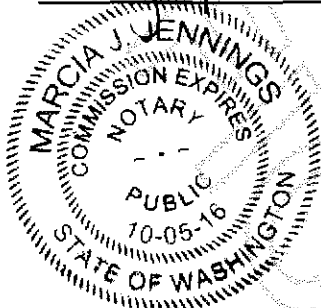
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger 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 President and Vice President, respectively of Krieger Real Estate, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 2, 2013



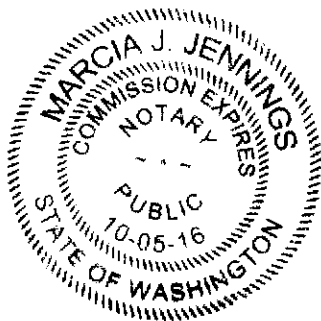
Marcia J. Jennings

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

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that LaVerne Krieger is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 2, 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



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SCHEDULE "A"

SPECIAL EXCEPTIONS

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:
Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073
2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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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