

When recorded return to:
David H. Zagelow and Joanna L. Zagelow
1332 Oriental Ave
Bellingham, WA 98229



201305070083
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.: 620018622

CHICAGO TITLE
620018622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trina Hoekstra, an unmarried individual and Trina Hoekstra, Personal Representative of The Estate of Bradley S. Hoekstra, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David H. Zagelow and Joanna L. Zagelow, husband and wife

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

PARCEL A:

Lot 2, PLAT OF SKYRIDGE DIV. NO. V, according to the plat thereof recorded in Volume 14 of Plats, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over Tract A, PLAT OF SKYRIDGE DIV. NO. V, according to the plat thereof recorded in Volume 14 of Plats, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83200 / 4475-000-002-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018622, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: May 2, 2013

Trina Hoekstra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131667
MAY 07 2013

Amount Paid \$ 1162.00
Skagit Co. Treasurer
By Deputy

The Estate of Bradley S. Hoekstra

BY:

Trina D. Hoekstra, Personal Representative

STATUTORY WARRANTY DEED

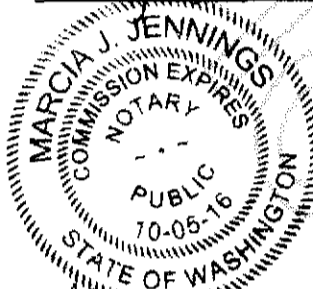
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Trina Hoekstra

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 Personal Representative of The Estate of Bradley S. Hoekstra, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 3, 2013



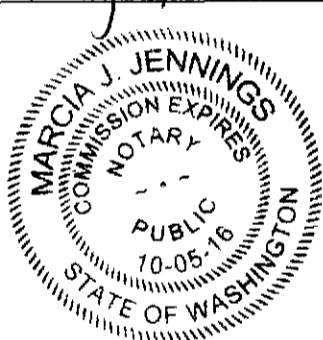
Marcia J. Jennings

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 Trina Hoekstra 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 3, 2013



Marcia J. Jennings

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



201305070083

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Skagit County Hearing Examiner Alice Oosterhof Final Plat Request Skyridge Division No. 5
Recording Date: April 25, 1985
Recording No.: 8504250003
2. 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 PLAT OF SKYRIDGE DIVISION NO. 5:

Recording No: 8504230002
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 9, 1991
Auditor's No.: 9112090079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ralph Pearson
Purpose: Construction and maintenance of road
Recording Date: June 29, 2005
Recording No.: 200506290122
Affects: Said premises and other property
5. 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.



201305070083