

When recorded return to:

Richard A. Ramsey
24062 Goldie Lane
Mount Vernon, WA 98273



201305100095

Skagit County Auditor
5/10/2013 Page

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\$75.00

4 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018443

CHICAGO TITLE
620018443

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ada Imajean Hill, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Richard A. Ramsey, an unmarried man

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.)

Ptn N1/2 of NW1/4 of NW1/4 30-34-5 E W.M. aka Tr A SP24-80 Tax/Map ID(s): P30447

Tax Parcel Number(s): 340530-0-004-0021, P30447

Subject to:

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

Dated: May 9, 2013

Ada Imajean Hill

Ada Imajean Hill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131725

MAY 10 2013

Amount Paid \$ 8,593.50

Skagit Co. Treasurer

By *mam* Deputy

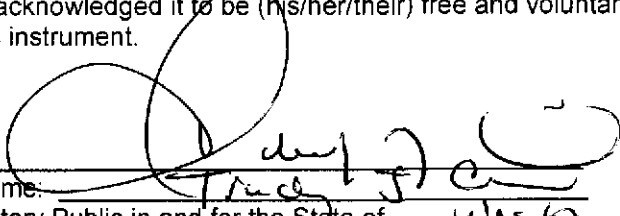
STATUTORY WARRANTY DEED
(continued)

State of WASH
County of Skagit

I certify that I know or have satisfactory evidence that

Ada Irma Jean Hill
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: 5-09-13


Name: Tracy J. Crain
Notary Public in and for the State of WASH
Residing at: only
My appointment expires: 1-19-16

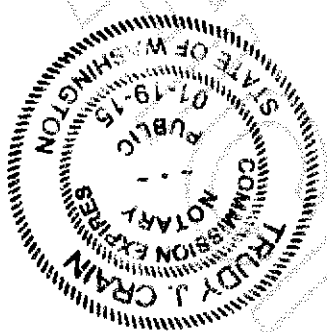


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 340530-0-004-0021
Tax Map ID(s): P30447

Tract A of Short Plat No. 24-80, as approved May 4, 1980 and recorded May 19, 1980, in Volume 4 of Short Plats, page 91, under Auditor's File No. 8005190001, records of Skagit County, Washington; being a portion of Government Lot 1, Section 30, Township 34 North, Range 5 East, W.M. and of the Northeast U of the Northeast U of Section 25, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of Tract A deeded to Skagit County by Right of Way Deed recorded November 18, 1986, under Auditor's File No. 8611180003, records of Skagit County, Washington,

AND EXCEPT that portion of Tracts A, C and D lying within Goldie Lane No. 0602 as set forth in that certain order of establishment recorded May 22, 1988, under Auditor's File No. 8803220006, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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\$75.00

1:41PM

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Clear Lake Lumber Company
Recording Date: March 27, 1925
Recording No.: 182125

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 Short Plat:

Recording No: 8005190001

3. Terms and Conditions of Mound Fill System thereof by;

Recording Date: August 15, 1990
Recording No.: 9008150101

4. Terms and Conditions of Alternative Sewage System Agreement thereof by;

Recording Date: July 26, 1993
Recording No.: 9307260059

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

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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