

When recorded return to:
Galen F. Cobbs
7759 F & S Grade Rd
Sedro Woolley, WA 98284



Skagit County Auditor
5/17/2013 Page 1 of 4 3:51PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018475

CHICAGO TITLE
620018475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Helen J. Pleas, who acquired title as Helen J. Perry; an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Galen^F/Cobbs, an unmarried man as his separate estate and Carmen L Jones, an unmarried woman as her separate estate

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 NW SW, 10-35-04

Tax Parcel Number(s): P36126 / 350410-3-003-0004

Subject to: Conditions, covenants, restrictions and easements of record, and Skagit County Right to Farm Ordinance, as more fully described in Exhibit "B" attached hereto and made a part hereof.

Dated: May 10, 2013

Helen J. Pleas
Helen J. Pleas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131829

MAY 17 2013

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By KL Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Helen J. Pleas
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-10-13

Cassandra M. Mitchell

Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon, WA
My appointment expires: 3-10-17



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36126 / 350410-3-003-0004

That portion of the West Half of the Southwest Quarter of Section 10, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 300 feet East of the West Quarter corner of said Section;
thence East 300 feet;
thence due South to the North line of County Road (formerly The Fairhaven and Southern Railway right-of-way);
thence Westerly along the North line of said County Road to a point due South of the point of beginning;
thence North to the point of beginning.

Situated in Skagit County, Washington



201305170130

EXHIBIT "B"
Exceptions

1. 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.



201305170130