

**When recorded return to:**

Donald R. Davidson and Alice M. Davidson,  
Trustees of the Davidson Family Trust  
6421 Appoloosa Court  
Klamath Falls, OR 97603



201305310069

Skagit County Auditor

\$74.00

5/31/2013 Page

1 of

3 10:47AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019020

CHICAGO TITLE  
620019020

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Krieger Real Estate, Inc. and LaVerne E. Krieger, Trustee of the Conrad Krieger Testamentary Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Donald R. Davidson and Alice M. Davidson, Trustees of the Davidson Family Trust, dated April 25, 2013

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

Lot 6, PLAT OF METCALFE MEADOWS, according to the plat thereof recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113064, 4706-000-006-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019020, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 30, 2013

**Krieger Real Estate, Inc.**

BY: William Krieger  
William Krieger, President

BY: Jannette Krieger  
Jannette Krieger, Vice President

**Conrad Krieger Testamentary Trust**

BY: LaVerne E. Krieger  
LaVerne E. Krieger, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131997

MAY 31 2013

Amount Paid \$ 2,495.22  
Skagit Co. Treasurer  
By mem Deputy

STATUTORY WARRANTY DEED

(continued)

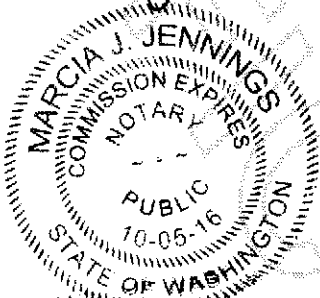
State of Washington

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 30, 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

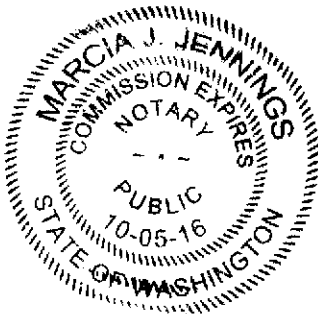
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Laverne Krieger

is/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 Trustee of the Conrad Krieger Testamentary Trust to be the free and voluntary  
act of such party for the uses and purposes mentioned in the instrument.

Dated: May 30, 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 "B"

### SPECIAL EXCEPTIONS

1. 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 METCALFE MEADOWS:

Recording No.: 9801160082

2. Terms and conditions of City of Sedro Woolley Certificate for Ordinance recorded November 10, 1994, under Auditor's File No. 9411100032, records of Skagit County, Washington.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation  
Purpose: Pipeline or pipelines  
Recording Date: August 4, 1997  
Recording No.: 9708040083  
Affects: The East 7 feet of said premises

4. 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

5. Assessments, if any, levied by City of Sedro-Woolley.
6. 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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