

When recorded return to:

John C. Spangler
7408 McDaniels Dr
Concrete, WA 98237



201306260082

Skagit County Auditor

\$75.00

6/26/2013 Page

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4 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019165

CHICAGO TITLE

620019165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendelyn T. McDaniel Personal Representative to the estate of Wendell B. McDaniel, deceased

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

in hand paid, conveys, and warrants to John C. Spangler, a single person

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 BLK 3 HAMSTROM'S ADD TO GRASSMERE

Tax Parcel Number(s): P71050 / 4067-003-024-0008

Subject to:

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

Dated: June 21, 2013

Wendelyn T. McDaniel Personal Representative to the estate of Wendell B. McDaniel, deceased

BY

Wendelyn T. McDaniel

Wendelyn T. McDaniel
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132448

JUN 26 2013

Amount Paid \$ 4,631.22
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

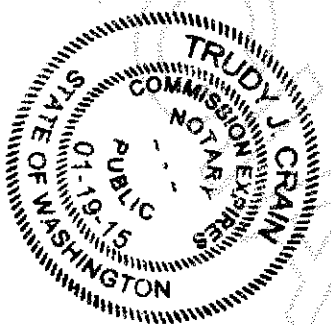
State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that

Wendelyn L. McDaniel
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 Rep of Estelle Glen B. McDaniel to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-25-13

Trudy J. Crain
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Allyn, WA
My appointment expires: 1-19-15



201306260082

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71050 / 4067-003-024-0008

Lots 1 through 3, inclusive and Lots 22 through 24, inclusive, in Block 3, HAMSTROM'S ADDITION TO GRASSMERE, according to the plat thereof recorded in Volume 3 of plats, page 82, records of Skagit County, Washington; TOGETHER WITH the North 20 feet of Lots 4 and 21, in Block 3 of HAMSTROM'S ADDITION TO GRASSMERE.

AND TOGETHER WITH all that portion of the East Half of vacated Second Street, vacated alley, and vacated First Street in and abutting Block 3 of HAMSTROM'S ADDITIONS TO GRASSMERE, as reverted thereto by operation of law by Skagit County Commissioners Final Order to Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly and Westerly extensions of the North and South lines of the above described tract of land.

(Also known as Tract A of Boundary Line Adjustment Survey recorded under Auditor's File No. 200910210063)

Situated in Skagit County, Washington.



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\$75.00

1:45PM

EXHIBIT "B"

Exceptions

1. Agreement and Floating Easement for As-Build Water Line & Hydrant and the terms and conditions thereof

Recording Date: May 18, 2000
Recording No.: 200005180036

2. Public or private easements, if any, over vacated portion of said premises.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Board of County Commissioners
Purpose: For all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record
Recording Date: September 30, 2009
Recording No.: 200909300105

4. 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 Estate of W. B. McDaniel Boundary Line Adjustment Survey:

Recording No.: 200910210063

5. Plat Lot of Record Certification

Recording Date: April 27, 2010
Recording No.: 201004270087

6. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: March 21, 2011
Recording No.: 201103210042

Said document being a re-recording of Auditor's File No. 201010140047.

7. 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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