

When recorded return to:
Paul D. Evans and Connie B. Evans
211 E. Park Drive
Anacortes, WA 98221



Skagit County Auditor \$75.00
7/23/2013 Page 1 of 4 10:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019302

CHICAGO TITLE
620019302

STATUTORY WARRANTY DEED

THE GRANTOR(S) James J. Bannister and Patti Bannister, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Paul D. Evans and Connie B. Evans, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the SE Quarter of the NW Quarter of Section 30, Township 35 North, Range 4 East
of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and
made a part hereof.

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

Together with that certain 1973 Bon Prix Manufactured Home, 70 X 14, VIN 3985, TPO 85507;
and that certain 1973 Port Royal Manufactured Home, 64 X 12, VIN JS3943, TPO 74142; and that
certain 1973 Frontier Manufactured Home, 60 X 12, VIN 3994, TPO 88455

Tax Parcel Number(s): P38098 / 350430-0-014-0003, P38115 / 350430-2-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019302, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 19, 2013

James J. Bannister

Patti Bannister

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

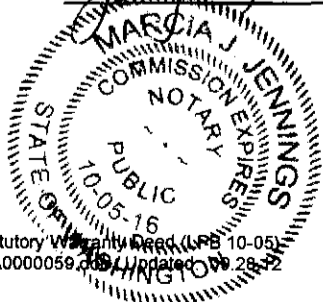
2013 2876
JUL 23 2013

Amount Paid \$ 1429.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
James J. Bannister and Patti Bannister
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: July 22, 2013



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

EXHIBIT "A"
Legal Description

Parcel "A":

That portion of the Southeast 1/4 of the Northwest 1/4 in Section 30, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point of the East line of state highway, known as Pacific Highway as conveyed to the State of Washington by Deed dated April 6, 1921, and recorded April 26, 1921, under Auditor's File No. 149369 in Volume 122 of Deeds, Page 22, at a point 348.8 feet North of the South line of said subdivision, said point being the Northwest corner of a tract of land conveyed to Paul B. Jordan et ux by Deed dated January 19, 1945, recorded February 3, 1945, under Auditor's File No. 377826;

Thence Southeasterly along said Pacific Highway 50 feet to the true point of beginning;
Thence continue Southeasterly along said highway 240.1 feet;
Thence Northeasterly at right angles to the Northeasterly line of said Pacific Highway a distance of 110 feet;
Thence Southeasterly parallel to the East line of said Pacific Highway a distance of 100 feet;
Thence Southwesterly along a line running at right angles to the Northeasterly line of said Pacific Highway, a distance of 110 feet to the Northeasterly line of said highway;
Thence Southeasterly along the Northeasterly line of said Pacific Highway a distance of 70.8 feet, more or less, to a point 20 feet North of the South line of said subdivision;
Thence East parallel to the South line of said subdivision 241 feet, more or less, to the East line of the subdivision;
Thence North along the East line of said subdivision 328.8 feet, more or less, to the North line of said Paul B. Jordan tract;
Thence West along the North line of said Paul B. Jordan tract to a point North 47° 05' East from the true point of beginning;
Thence South 47° 05' West to the true point of beginning.

EXCEPT the following described tracts:

1. Beginning at a point 208.8 feet North and 16 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4;

Thence West parallel to the South line of said subdivision, 100 feet;
Thence North 140 feet;
Thence East parallel to the South line of said subdivision 100 feet, more or less, to a point 16 feet West of the East line of said subdivision;
Thence South to the point of beginning.

2. Beginning at a point 36 feet North and 16 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4;

Thence West parallel to the South line of said subdivision 100 feet;
Thence North 70 feet;
Thence East parallel to the South line of said subdivision, to a point 16 feet West of the East line of said subdivision;
Thence South 70 feet more or less to the point of beginning.

3. Beginning at a point 308.8 feet North and 112 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4;

Thence West 50 feet;
Thence South 140 feet;
Thence East 50 feet;
Thence North 140 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point 36 feet North and 16 feet West of the center of said Section 30;



EXHIBIT "A"

.Legal Description

Thence West parallel to the East and West centerline of said Section, 100 feet;
Thence North 70 feet;
Thence East parallel to said East and West centerline, 100 feet;
Thence South to the point of beginning.

Situated in Skagit County, Washington.

Parcel "B.1":

A non-exclusive easement for ingress, egress, and utilities over and across the East 16 feet of the South 348.8 feet of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M.,

EXCEPT the South 20 feet thereof.

Situated in Skagit County, Washington



201307230043

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 3, 1956 and July 16, 1963
Auditor's No.: 535486 and 638387, records of Skagit County, Washington
In favor of: Public Utility District #1 of Skagit County
For: Right-of-way for water pipelines

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eddie Brown
Purpose: Water line
Recording Date: November 28, 1979
Recording No.: 7911280003

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eddie Brown
Purpose: Undisclosed together with a shared maintenance agreement
Recording Date: April 1, 1983
Recording No.: 8304010005

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.

