



When recorded return to:
James J. Bannister and Patti J. Bannister
38182 State Route 20
Concrete, WA 98237

Skagit County Auditor \$73.00
7/23/2013 Page 1 of 2 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019309

CHICAGO TITLE
620019309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon Stacey and Portia Stacey, 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 James J. Bannister and Patti J. Bannister, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 22-88, approved June 7, 1988, recorded July 17,
1989, in Volume 8 of Short Plats, page 143, under Auditor's File No. 8907170018, records of
Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of
Section 16, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P108793 / 350716-2-004-0300

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019309, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance.

Dated: July 18, 2013

Gordon Stacey
Gordon Stacey
Portia Stacey
Portia Stacey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132885

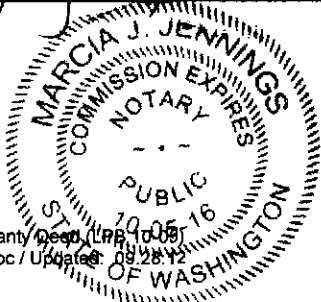
JUL 23 2013

Amount Paid \$ 6,146.00
Skagit Co. Treasurer
By mem Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Gordon Stacey and Portia Stacey
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



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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 100976

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 28, 1944
Recording No.: 372622
Affects: A portion of said premises

3. 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 SKAGIT COUNTY SHORT PLAT NO. 22-88:

Recording No: 8907170018

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 17, 1989
Recording No.: 8907170018
Matters shown: Encroachment of a fence onto the Southerly portion of said premises by approximately 3 feet

5. Road Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: July 1, 2003
Recording No.: 200307010125

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.

