



201309130110

When recorded return to:  
Robert Parent and Deborah Parent  
PO Box 2104  
Payson, AZ 85547

Skagit County Auditor \$75.00  
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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019891

**CHICAGO TITLE**  
**620019891**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wayne Niles Frye, Jr. and Annette Marie Frye, as co-Trustees of the Wayne Niles Frye, Jr. & Annette Marie Frye Revocable Living Trust, U/A Dated February 8, 2011

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

in hand paid, conveys, and warrants to Robert Parent and Deborah Parent, husband and wife

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

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

Abbreviated Legal: PTN SE NE 30-35-05  
Subject to:

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

**Tax Parcel No. P40443 / 350530-1-014-0000**

Dated: September 12, 2013

Wayne Niles Frye, Jr. and Annette Marie Frye, as co-Trustees of the Wayne Niles Frye, Jr. & Annette Marie Frye Revocable Living Trust, U/A Dated February 8, 2011

BY: Wayne Niles Frye, Jr.

WAYNE NILES FRYE, JR CO-TRUSTEE

BY: Annette Marie Frye  
ANNETTE MARIE FRYE CO-TRUSTEE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3763  
SEP 19 2013

Amount Paid \$ 6217.24  
Skagit Co. Treasurer  
By KK Deputy

STATUTORY WARRANTY DEED  
(continued)

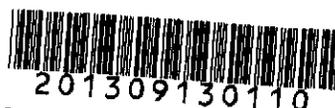
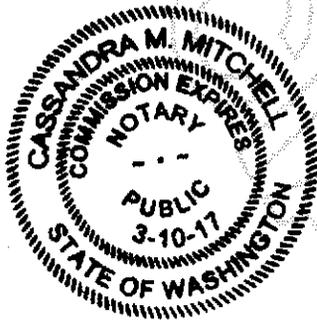
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that  
Wayne Niles Frye, Jr. and Annette Marie Frye  
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: 9-13-13

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



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 10, 1953  
Recording No.: 496075
  
2. Agreement, including the terms, covenants, and provisions thereof, entered into by an between Annette Evans and Darwin Geerdes, et al.  
Recording Date: September 22, 1986  
Recording No.: 8609220002  
Providing: Common road maintenance and cost sharing
  
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: February 6, 1987  
Recording No.: 8702060012  
Matters shown: Possible encroachment of a fence or fences by undisclosed amounts
  
4. Title Notification - Property Designated Agricultural Resource Lands and the terms and conditions thereof  
Recording Date: June 28, 1999  
Recording No.: 9906280085

Skagit county right to farm oridiance:

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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EXHIBIT "B"

Order No: 620019891

For APN/Parcel ID(s): P40443 / 350530-1-014-0000

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PARCEL A:

The North 165.0 feet of the East 379.5 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 30, Township 35 North, Range 5 East of the Willamette Meridian.

PARCEL B:

An easement for private road purposes on the South 18.0 feet of the Northeast Quarter of the Northeast Quarter, extended Easterly 450.0 feet from the County road along the West line of said Northeast Quarter of the Northeast Quarter, all in Section 30, Township 35 North, Range 5 East of the Willamette Meridian.

All situated in Skagit County, Washington.



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Skagit County Auditor

\$75.00

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