

When recorded return to:  
Peter Travis Schwetz and Kelly L. Schwetz  
6110 Ershig Road  
Bow, WA 98232



Skagit County Auditor \$74.00  
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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019844

CHICAGO TITLE  
620019844

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane Charles Scott, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Peter Travis Schwetz and Kelly L. Schwetz, husband and wife  
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.)

Lot(s): PTN TRACT 15 LWL SAMISH RIVER ACREAGE

Tax Parcel Number(s): P68672 / 3989-001-015-0000, P106339 / 3989-001-015-0400

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right  
to Farm Ordinance, attached hereto and made a part hereof.

Dated: September 16, 2013

*Shane Charles Scott*

Shane Charles Scott

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133799

SEP 17 2013

Amount Paid \$ 5,968.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. M.* Deputy

State of WA

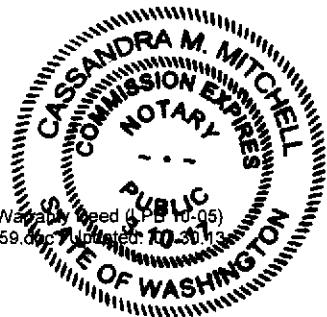
County of Skagit

I certify that I know or have satisfactory evidence that

Shane Charles Scott

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: 9-16-13



*Cassandra M. Mitchell*

Name: Cassandra M Mitchell

Notary Public in and for the State of WA

Residing at: MT Vernon, WA

My appointment expires: 3-10-17

## EXHIBIT A

Order No.: 620019844

**For APN/Parcel ID(s): P68672 / 3989-001-015-0000 and P106339 / 3989-001-015-0400**

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### PARCEL A

That portion of Tract 15, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1," according to the plat thereof in Volume 3 of Plats, page 69, records of Skagit County, Washington, being in a portion of the Northwest Quarter of Section 23, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the center of said Section 23;  
Thence North 1°11'44" West along the North/South centerline of said Section 23, a distance of 33.00 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of Tract 15;  
Thence continue North 1°11'34" West, a distance of 613.51 feet;  
Thence South 88°41'00" West, a distance of 1001.36 feet to the TRUE POINT OF BEGINNING;  
Thence continue South 88°41'00" West a distance of 300.78 feet, more or less, to the East right-of-way line of a platted road as shown on the Plat of Samish River Acreage;  
Thence South 0°48'05" East along said right-of-way a distance of 922.88 feet to the North right-of-way of Bradley Road as shown on the Plat of Samish River Acreage;  
Thence North 88°16'24" East along said right-of-way a distance of 301.86 feet, more or less, to a point which lies South 0°53'54" East from the true point of beginning;  
Thence North 0°53'54" West a distance of 620.71 feet to the TRUE POINT OF BEGINNING.

(Also shown of record as Parcel "D" of the Survey recorded under Skagit County Auditor's File No. 9410210046, records of Skagit County, Washington)

Situated in Skagit County, Washington

### PARCEL B

That portion of Tract 15, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1," according to the plat thereof in Volume 3 of Plats, page 69, records of Skagit County, Washington, being in a portion of the Northwest Quarter of Section 23, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the center of said Section 23;  
Thence North 1°11'34" West along the North/South centerline of said Section 23, a distance of 33.00 feet to the platted North right-of-way of Bradley Road, said point being the Southeast corner of Tract 15;  
Thence continue North 1°11'34" West, a distance of 613.51 feet;  
Thence South 88°41'00" West, a distance of 1001.36 feet to the TRUE POINT OF BEGINNING;  
Thence continue South 88°41'00" West a distance of 300.78 feet, more or less, to the East right-of-way line of a platted road as shown on the plat of Samish River Acreage;  
Thence North 0°48'05" West along said right-of-way a distance of 655.89 feet to the Northwest corner of said Tract 15;  
Thence North 89°05'49" East along said North line a distance of 299.66 feet more or less to a point which lies North 0°53'54" West from the true point of beginning;  
Thence South 0°53'54" East a distance of 653.71 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington



201309170020

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 5, 1987  
Auditor's No(s): 8701050057, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Terms and conditions of Lot Certification;  
Recorded: December 2, 1994  
Auditor's No.: 9412020081, records of Skagit County, Washington
3. Record of Survey  
  
Recording Date: October 21, 1994  
Recording No.: 9410210046
4. Terms and conditions of Boundary Line Adjustment Quit Claim Deed  
  
Recording Date: January 17, 1995  
Recording No.: 9501170008  
As Follows:  
"Said real estate will be combined or aggregated with contiguous property owned by the grantee. this boundary adjustment is not for the purposes of creating an additional building lot"
5. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities on or adjacent to Designated Natural Resource Land;  
Recorded: March 15, 2003  
Auditor's No(s): 200503150075, records of Skagit County, Washington
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.



Skagit County Auditor **\$74.00**  
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