



201311250122

Skagit County Auditor \$74.00
11/25/2013 Page 1 of 3 2:01PM

When recorded return to:
Aaron Kesterson and Erika Kesterson
8235 Lusk Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020146

CHICAGO TITLE
620020146

STATUTORY WARRANTY DEED

THE GRANTOR(S) James H. Dungan and Sherri L. Dungan, Trustees of the James H. Dungan and Sherri L. Dungan Trust dated April 10, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Aaron Kesterson and Erika Kesterson, a married couple / Christopher the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot(s): 2 Short Plat 22-88 AFN 8907170018, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P108792, 350716-2-004-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020146; Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 19, 2013

James H. Dungan and Sherri L. Dungan Trust dated April 10, 2013

BY James H. Dungan, Trustee
James H. Dungan, Trustee

BY Sherri L. Dungan, Trustee
Sherri L. Dungan, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134717
NOV 25 2013

Amount Paid \$6,306.²⁰
Skagit Co. Treasurer
By Thom Deputy

State of GeorgiaCounty of Troop

I certify that I know or have satisfactory evidence that James H. Dungan, Trustee
and Sherri L. Dungan, Trustee
are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the James H. Dungan and Sherri L. Dungan Trust dated April 10, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/20/13

Thom E. Bagley
Name: Thom E. Bagley
Notary Public in and for the State of GA
Residing at: Spalding Co
My appointment expires: 11-16-17

T3

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108792 and 350716-2-004-0200

Parcel A:

Lot 2, Short Plat No. 22-88, approved June 7, 1988, recorded July 19, 1989 in Volume 8 of Short Plats, page 143, under Auditor's File No. 8907170018; being a portion of the Northwest quarter of the Northwest quarter of Section 16, Township 35 North, Range 7 East of W.M.

Parcel B:

An easement for ingress, egress, and utilities, over, under and across the North 20 feet of the South 205 feet of Lot 1 of the aforementioned Short Plat 22-88, said easement having been granted by instrument recorded October 31, 2001 under Auditor's File No. 200110310166.



201311250122

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 the face of the filed Short Plat 22-88 Auditor's File No. 8907170018, reference hereby being made to the instrument for full particulars.
2. Terms and conditions under the easement shown herein as Parcel B at Schedule A, part 5, and recorded under Auditor's File No. 200110310166., reference hereby being made to the instrument for full particulars.
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 3, 2007
Recording No.: 200707030064
Matters shown: Shared southerly boundary; offset fenceline at southerly boundary; found survey monuments and reference points; location of road.
4. 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, second half delinquent if 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.



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