



201312200136

Skagit County Auditor \$74.00
12/20/2013 Page 1 of 3 4:07PM

When recorded return to:
Thomas Ross Plank
1005 Jameson Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020279

CHICAGO TITLE
620020279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krieger Real Estate Inc., a Washington corporation and LaVerne Krieger, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Ross Plank, an unmarried individual

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

Lot 15, Block 73, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated West Half of Graves Street adjoining said premises which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P76102 / 4150-073-015-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020279, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 17, 2013

Krieger Real Estate Inc.

BY: William Krieger
William Krieger, President

BY: Jannette Krieger
Jannette Krieger, Vice President

LaVerne Krieger
LaVerne Krieger

2013 5097
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2013
Amount Paid \$ 4188.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

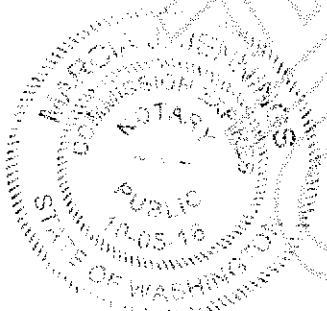
I certify that I know or have satisfactory evidence that William Krieger and Jannette Krieger

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President and Vice President, respectively of Krieger Real Estate Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 17, 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



State of Washington
County of Skagit

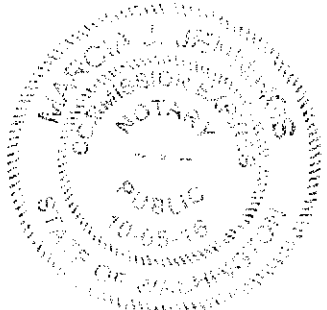
I certify that I know or have satisfactory evidence that Laverne Krieger

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 17, 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. Public or private easements, if any, over vacated portion of said premises.
2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.

