

**When recorded return to:**

Gregory P. Bauer  
7528 2nd Street  
Concrete, WA 98237



201405230122

Skagit County Auditor  
5/23/2014 Page

1 of 4 3:36PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021230

**CHICAGO TITLE**  
**620021230**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carol Ann Pederson, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gregory P. Bauer, a single man  
the following described real estate, situated in the County of Skagit, State of Washington:

The North 20 rods of the Northwest Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian;

EXCEPT the East 267 feet thereof;

AND EXCEPT any portion thereof lying within the boundaries of property conveyed to Charles A. Cole by deed recorded in Volume 35 of Deeds, page 381, records of Skagit County, Washington;

AND EXCEPT that portion described as follows:

Beginning at the intersection of the West line of said Northwest Quarter of the Southeast Quarter with the North line of W.J. Challenger Road;  
Thence North 00°24'25" West along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 400.00 feet (said point being 134.64 feet South 00°24'25" East from the Northwest corner of said Northwest Quarter of the Southeast Quarter);  
Thence East for a distance of 200 feet;  
Thence South parallel with the West line of said Northwest Quarter of the Southeast Quarter, a distance of 100 feet, more or less, to the North line of the South 30 acres of the Northwest Quarter of the Southeast Quarter;  
Thence West along the North line of the South 30 acres of the Northwest Quarter of the Southeast Quarter, a distance of 200 feet, more or less, to the West line of the Northwest Quarter of the Southeast Quarter;  
Thence North 00°24'25" West along the West line of the Northwest Quarter of the Southeast Quarter, a distance of 100 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P43610 / 350809-4-006-0008

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20141772  
MAY 28 2014

Amount Paid \$4,170.20  
Skagit Co. Treasurer  
By *Mary* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 22, 2014

Carol Ann Pederson  
Carol Ann Pederson

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Carol Ann Pederson  
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: 5-22-14

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"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 22, 1912  
Auditor's No.: 93898, records of Skagit County, Washington  
In favor of: Pacific Northwest Traction Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portion of said premises
2. Right of way for road known as Second Street, shown as a private road, delineated on Skagit County Assessor's Map.
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: February 6, 2002  
Recording No.: 200202060011  
Matters shown: Fences and gravel drive
5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof  
  
Recording Date: August 5, 2002  
Recording No.: 200208050107
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 26, 2005  
Recording No.: 200508260040  
Matters shown: Fences  
  
Said survey amends Auditor's File No. 200212310308.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Temporary easement for riparian restoration work under the Natural Resource Stewardship Program project  
Recording Date: March 21, 2012  
Recording No.: 201203210001
8. 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.



**EXHIBIT "A"**

Exceptions  
(continued)

**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.

