



201409050021

Skagit County Auditor

\$74.00

9/5/2014 Page

1 of

3 11:39AM

**When recorded return to:**

Raymond F Nannen and Sondra J Nannen  
1215 Railroad Avenue  
Sedro Woolley, WA 98284

2014 3284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 05 2014

Amount Paid \$ 5167  
By MF Skagit Co. Treasurer Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620021931

Escrow No.: 620021931

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alfred R. Doorn, sole Trustee of the Alfred R. Doorn and Dorothy H. Doorn Revocable Living Trust U//D/ June 24, 1999

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

in hand paid, conveys, and warrants to Raymond F Nannen and Sondra J Nannen, husband and wife

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

The Easterly 80 feet of Tract 24, EXCEPT the Northerly 130 feet thereof, and Tract 25, EXCEPT the Northerly 130 feet of the Westerly 40 feet thereof, AND EXCEPT the Easterly 80 feet of the Northerly 130 feet thereof, PLAT OF STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated Southerly 16 feet of Railroad Street that has attached to said premises by operation of law, under Ordinance No. 646, recorded April 8, 1980, under Auditor's File No. 8004080021, records of Skagit County, Washington.

ALSO TOGETHER WITH that portion of Tract 26, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, described as follows:

Commencing at the Northwestern corner of said Tract 26;  
thence South 37°01'52" East along the Westerly line thereof a distance of 130.00 feet to the point of beginning of this description;  
thence continuing South 37°01'52" East along the Westerly line thereof a distance of 236.76 feet to the Southwesterly corner of said Tract 26;  
thence South 88°27'17" East along the South line of said Tract 26 a distance of 6.29 feet;  
thence North 37°21'07" West a distance of 240.68 feet;  
thence south 53°06'22" West a distance of 3.56 feet to the point of beginning of this description.

EXCEPT the Westerly 46 feet of the Easterly 80 feet of Lot 24, EXCEPT the Northerly 130 feet thereof; all in STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77284 / 4173-000-025-0103

Subject to:

STATUTORY WARRANTY DEED  
(continued)

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

Dated: September 3, 2014

Alfred R. Doorn, sole Trustee of the Alfred R. Doorn and Dorothy H. Doorn Revocable Living Trust  
U/I/D/ June 24, 1999

BY: Alfred R. Doorn  
Alfred R. Doorn  
Sole Trustee  
Trustee

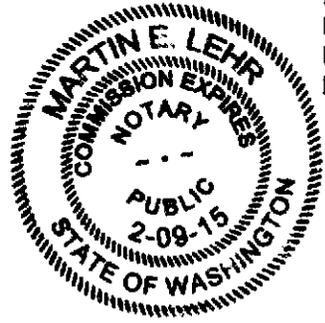
State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Alfred R. Doorn

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 Trustee of The Alfred Doorn and to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-4-14

Dorothy H. Doorn Revocable Living Trust w/d June 24, 1999  
Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-15



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: May 17, 1963  
Auditor's No.: 636074, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As constructed near the Westerly line of Tract 25
2. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: November 27, 1972  
Auditor's No.: 777354, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Construction, maintenance, and operations of a pipeline(s)  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: August 28, 1981  
Auditor's No.: 8108280012, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms and conditions of Boundary Line Adjustment Quit Claim Deed  
  
Recording Date: September 24, 1990  
Recording No.: 9009240067  
As Follows:  
"The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of a City of Sedro-Woolley approved subdivision"
5. Public and private easements, if any, over vacated portion of said premises
6. Assessments, if any, levied by City of Sedro-Woolley.
7. City, county or local improvement district assessments, if any.

**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.

