

When recorded return to:
Dan L. Cunningham and Anita L. Cunningham
2364 Goshen Drive
Bellingham, WA 98226



Skagit County Auditor \$73.00
10/2/2014 Page 1 of 2 11:38AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No. 620022390

CHICAGO TITLE
620022390

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen I. Adams, Personal Representative of the Estate of Shirley Armfield, deceased, in accordance with Probate Case No. 13 4 00426 7, filed in the Superior Court of Washington in and for the County of Skagit

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

in hand paid, conveys, and warrants to Dan L. Cunningham and Anita L. Cunningham, a married couple

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

The South 150 feet of the East 290 feet of the North Half of the Southeast Quarter of the Northeast Quarter of Section 12, Township 36 North, Range 4 East, W.M.
EXCEPT county road.

Situated in Skagit County, Washington.

Together with that certain 1975 HSIDE Manufactured Home, 64 X 24, Llicense Number @89360, VIN 3906

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

Tax Parcel Number(s): P36224 / 350412-0-001-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022390, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 1, 2014

Estate of Shirley Armfield, deceased

By Karen I. Adams
Karen I. Adams, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143690
OCT 02 2014

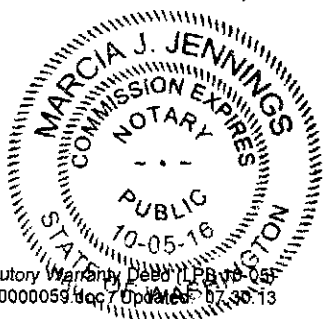
State of Washington
County of Skagit

Amount Paid \$ 2408.00
Skagit Co. Treasurer
By TTB Deputy

I certify that I know or have satisfactory evidence that Karen I. Adams is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Shirley Armfield, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 1, 2014

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. Reservations contained in deed

Recording Date: March 13, 1906
Recording No.: 56122

As Follows:

"Excepting however from the operation of this deed and reserving unto first party, its successors and assigns, all mineral and mineral oils in or under any of said lands, whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right of party of first part, its successors or assigns, in, to or upon the surface of any of said lands."

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 8, 1996
Recording No. 9808280100
Matters shown: Location of a fence along the West and North lines of said property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 19, 2013
Recording No.: 201308190040

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 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.

