

Return Address:
Souders Law Group
913 Seventh Street
Anacortes, Washington 98221

201607010162
Skagit County Auditor
7/1/2016 Page

\$74.00
1 of 2 4:28PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2774
JUL 01 2016

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

QUIT CLAIM DEED

GRANTOR: Frances Elam, as Trustee of the James R. Elam & Frances Lee Martin Elam Revocable Trust Agreement dated October 11, 1990.

GRANTEE: Frances Elam, a single woman

LEGAL DESCRIPTION: See below

PARCEL NUMBER/ASSESSOR'S TAX NUMBER: P75482/4149-017-012-0004

The Grantor, Frances Elam, as Trustee of the James R. Elam & Frances Lee Martin Elam Revocable Trust Agreement dated October 11, 1990, for and in consideration of estate and tax planning purposes, and for no other consideration, hereby conveys and quits claim to the grantee, Frances Elam, a single woman, all of her interest in the following described real property, situated in Skagit County, Washington, including any interest which the Grantor may hereafter acquire in the said property:

Lots 11 and 12, Block 17, PLAT OF THE TOWN OF SEDRO, according to the Plat thereof recorded in Volume 1 of Plats, Page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule "B", Special Exceptions Chicago Title Insurance Company order 620014112; and Skagit County Right to Farm Ordinance, which are attached hereto as Exhibit A and made a part thereof.

It is the intent of the Grantor by this instrument to divest herself of any ownership interest in the above described property, and to establish said property as the property of the Grantee named herein.

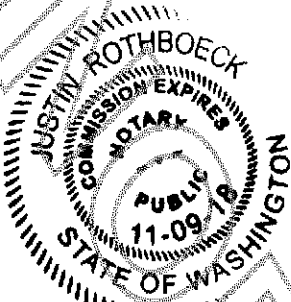
Frances Elam
Frances Elam, as Trustee of the James R. Elam & Frances Lee Martin Elam Revocable Trust Agreement dated October 11, 1990

Dated this 23rd of June, 2016.

STATE OF WASHINGTON _____)
COUNTY OF SKAGIT _____) : ss

I certify that I know or have satisfactory evidence that Frances Elam is the person who appeared before me, and said person acknowledged that she each signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 23RD day of June, 2016.



Justin R. Rothboeck
Justin R. Rothboeck
Notary Public in and for the State of
Washington, residing at Anacortes, WA
My appointment expires 11/09/18

EXHIBIT A

I. SCHEDULE "B"

SPECIAL EXCEPTIONS

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for facilities improvement charge for new connections to the city sewer system:

Recording Dates: February 23, 1995 and April 4, 2005
Recording Numbers: 9502230028 and 200504040073

2. Assessments, if any, levied by the 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 and second half delinquent if unpaid on November 1 of the tax year.

II. 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.