

AFTER RECORDING MAIL TO:



200703190014
Skagit County Auditor

3/19/2007 Page 1 of 2 9:20AM

Name Lori Russell

Address 401 Gardner Road

City, State, Zip Burlington, WA 98233

Filed for Record at Request of:

LAND TITLE OF SKAGIT COUNTY
124169-P

Statutory Warranty Deed

THE GRANTOR **Jeanne H. Russell**, as her separate property for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lori A. Russell**, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Lot 1 of Skagit County Short Plat No. 38-86, approved November 26, 1986, recorded November 26, 1986 in Book 7 of Short Plats, page 137, under Auditor's File No. 8611260026, records of Skagit County, Washington; being a portion of Tracts 16 and 23, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington. Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-1" which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: ptn Tr. 16 & 23, Burl. Acr. (aka Lot 1, SP #38-86)
Tax Parcel Number(s): 3867-000-023-0603 (P62408)

Dated March 15, 2007

Jeanne H. Russell
Jeanne H. Russell

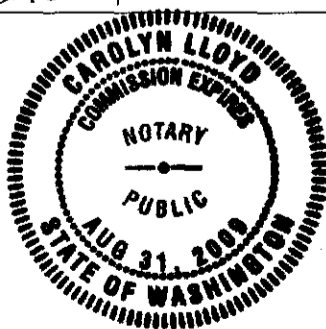
1215
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 19 2007
Amount Paid \$ 2390.00
By Br
Skagit Co. Treasurer Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Jeanne H. Russell**

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

Dated: 3-16-07



Carolyn Lloyd
Carolyn Lloyd
Notary Public in and for the State of WASHINGTON
Residing at Mount Vernon
My appointment expires: 8-31-09

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. 38-86 as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning – Residential;
4. Sewage Disposal – Individual septic tanks;
5. Water – Public Utility District No. 1.

B. "Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

J.H.R.



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Skagit County Auditor