

When recorded return to:
Thomas Skinner and Christine
Wardenburg-Skinner
14118 MacTaggart Ave
Bow, WA 98232



201006100133
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P. O. Box 638
Mount Vernon, WA 98273
Order No.: 620010175

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Summit Bank

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Thomas R. Skinner and Christine Wardenburg-Skinner, husband and wife

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

Abbreviated Legal: Lot 6 and a portion of Lot 4, Block 14, EDISON HALLER'S ADDITION, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4099-014-006-0009 P72993

Subject to: Conditions, covenants, restrictions and easements of record as describe in Schedule B, Special Exceptions, Paragraphs 1 thru 3, in Chicago Title Insurance Company's commitment for title insurance order 620010175, and Skagit County Right To Farm Ordinance which is attached hereto and made a part hereof.

Dated: May 27, 2010

Summit Bank

BY: [Signature]
Paul Durand, Senior Vice President

1712
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2010

Amount Paid \$ 1429.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington

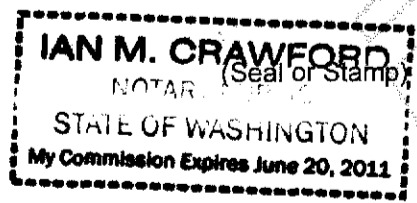
County of Skagit

I certify that I know or have satisfactory evidence that Paul Durand is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Senior Vice President of Summit Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 4, 2010

[Signature]
Signature

Ian Crawford
Title



My appointment expires: June 20, 2011

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72993

Lot 6, Block 14, Edison Haller's Additions, according to the plat thereof recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

EXCEPT that portion of said Lot 6, Block 14, described as follows:

Beginning at the Southwest corner of said Lot 6;
thence Northerly along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
thence continuing along said West line of said Lot 5, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said lot 6, measured along said East line;
thence North 86°46'09" West, to the true point of beginning.

TOGETHER WITH a portion of Lot 4, Block 14, Edison Haller's Additions, according to the plat thereof recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; being more particularly described as follows:

Beginning at the Northwest corner of said Lot 4;
Thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.62 feet to the true point of beginning;
Thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
Thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right of way of Skagit Court;
Thence along the South line of said Lot 4 and the Northerly margin of said Skagit Court, South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
Thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning.

Situate in the County of Skagit, Washington.

SCHEDULE B

SPECIAL EXCEPTIONS

1. Reservation as included in various instruments of record affecting the subject property, as follows:

Executed By: Joe Kelly and Donna Kelly
Recorded: June 8, 2005
Auditor's No.: 200506080033
As Follows:

"The herein described property will be combined or aggregated with contiguous property owned by the grantees to the North and East. This boundary adjustment is not for the purposes of creating an additional building lot."

2. Reservation of easement as included in that deed recorded June 8, 2005, under Auditor's File No. 200506080034, and terms and conditions of such. (See instrument for full particulars)
3. Easement, including the terms and conditions thereof, declared by instrument(s);
Recorded: July 2, 1997
Auditor's No.(s) 9707020095, records of Skagit County, Washington
In favor of: Construction and maintenance for sewer services
Affects: Lot 4



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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.



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