

When recorded return to:
Mark Riddle and Traci Riddle
811 Bennett Street
Sedro Woolley, WA 98284



201007290078
Skagit County Auditor

7/29/2010 Page 1 of 2 3:31PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620011122

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Huggins, Personal Representative of the Estate of Dorothy Huggins, deceased, Probate Case No: 10-4-00068-2, Superior Court of the State of Washington

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Mark E. Riddle and Traci L. Riddle, husband and wife

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

Lots 2, 3 and 4, Block 7, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4149-007-004-0005 P7⁵326

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Paragraph 1 of Chicago Title Insurance Order 620011123, which is attached hereto and made a part hereof; and Skagit County Right To Farm Ordinance, which is attached.

Dated: July 26, 2010

The Estate of Dorothy Huggins, deceased

BY: Dale A. Huggins
Dale Huggins
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2283

JUL 29 2010

Amount Paid \$ 3323.63
By mm Deputy
Skagit Co. Treasurer

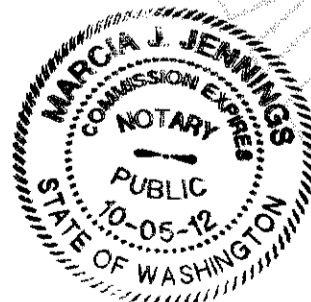
State of Washington

County of Skagit

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

Dated: July 28, 2010
Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley

My appointment expires: 10/5/2012



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 a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

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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