

When recorded return to:
Susan Hernandez
P.O. Box 135
Burlington, WA 98233



201011230051
Skagit County Auditor

11/23/2010 Page 1 of 3 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012126

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Inc. , a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Susan M. Hernandez, an unmarried person

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

Lot 38, PLAT OF KLINGER ESTATES, recorded May 8, 2006 under Auditor's File No.
200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington


Tax Parcel Number(s): P124456, 4891-000-038-0000

Subject to: Covenants, Conditions, Restriction and Easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

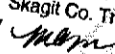
Dated: November 19, 2010

Grandview Inc.

BY: 
Scott T. Wammack, President

3530
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2010

Amount Paid \$ 3787.50
Skagit Co. Treasurer
By  Deputy

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

SCOTT T. WAMMACK
HE is/are the person(s) who appeared before me, and said person acknowledged that HE (he/she/they) signed this instrument, on oath stated that HE (he/she/they) was authorized to execute the instrument and acknowledged it as the PRESIDENT of GRANDVIEW INC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 22 2010

Marcie K. Paleck
Name: MARCIE K. PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon, WA

My appointment expires: October 15, 2012



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EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF KLINGER ESTATES:

Recording No: 200605080213

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 8, 2006
Recording No.: 200605080212

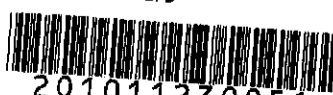
Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006
Recording No.: 200607070003

3. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Service/Access and Installation Agreement

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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