

When recorded return to:
Lee Kleve
18920 State Route 9
Mount Vernon, WA 98274



201012140021
Skagit County Auditor

12/14/2010 Page 1 of 4 11:04AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012232

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brown & Sons 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 Lee J. Kleve, a single person, a member of a
domestic partnership with Donna Joy Baldwin, a single person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Short Plat No. PL06-0380, approved November 17, 2006, recorded November 20, 2006
under Auditor's File No. 200611200085, records of Skagit County, State of Washington, being a
portion of Government Lot 9, Section 6 and a portion of Government Lot 1, Section 7, all in
Township 33 North, Range 5, East, W.M.

Situated in Skagit County, Washington

Tax Parcel Number(s): P125252, 330506-4-009-0000

Subject to: Covenants, Conditions, Restrictions and Easements of record:

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

Dated: December 10, 2010

Brown & Sons Inc.

BY: *Mario Brown* in the presence of _____
Mario Brown
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3765

DEC 14 2010

Amount Paid \$ 6858.⁰⁰
Skagit Co. Treasurer
By: *nam* Deputy

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

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

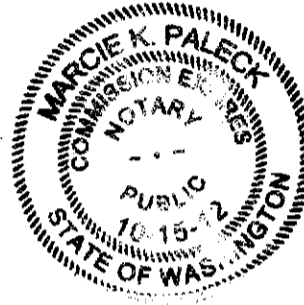
Dated: December 10 2010

Marcie Paleck MARCIE K. PALECK
Name:

Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

Residing in Mount Vernon, WA



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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 SKAGIT COUNTY SHORT PLAT NO. 91-097:

Recording No: 9205130031

2. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0380:

Recording No: 20061120085

Amended by Declaration of Amendment of Easement recorded December 12, 2006 under Auditor's 200612120034.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: January 25, 2007

Auditor's No(s): 200701250189, records of Skagit County, Washington

4. Reservation of minerals contained in deed recorded May 15, 1926, in Volume 139 of Deeds, page 521, records of Skagit County, Washington.

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 26, 1993

Auditor's No(s): 9307260074, records of Skagit County, Washington

In favor of: Skagit County Sewer District No. 2

For: Ten foot wide sanitary sewer easement

Affects: Said premises and other property

6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: November 19, 1925

Auditor's No.: 194209, records of Skagit County, Washington

Executed By: Bass Lumber

As Follows: Mineral Reservations in favor of Union Lumber

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2



201012140021

Skagit County Auditor

EXHIBIT "A"
Exceptions

Purpose: Sewer mains
Recording Date: October 6, 2006
Recording No.: 200610060137

8. Plat Lot of Record Certification

Recording Date: November 20, 2006
Recording No.: 200610060137

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.

