

When recorded return to:
Thomas Peden and Amy Peden
27013 Helmick Rd
Sedro Woolley, WA 98284



201103110096
Skagit County Auditor

3/11/2011 Page 1 of 4 3:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Pfeifer, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Thomas Z. Peden and Amy C. Peden, husband and wife and
Judith A Crossley, an unmarried person, as her separate estate

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

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 519-81, approved July 9, 1981, and recorded July
10, 1981, in Volume 5 of Short Plats, Page 97, under Auditor's File No. 8107100001, records of
Skagit County, Washington; being a portion of Section 10, Township 35 North, Range 5 East of the
Willamette Meridian.

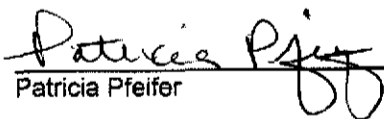
Situated in Skagit County, Washington.

Tax Parcel Number(s): P38805, 350510-2-004-0004

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: March 9, 2011



Patricia Pfeifer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

705

MAR 11 2011

Amount Paid \$ 4455.00

By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

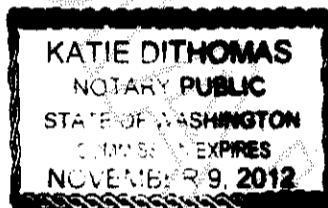
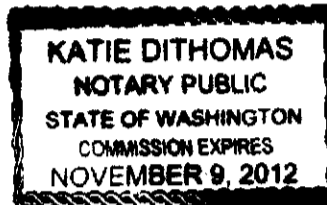
I certify that I know or have satisfactory evidence that

Patricia Pfeiffer
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3/10/11

Name: [Signature]
Notary Public in and for the State of Washington,
Residing at: Skagit

My appointment expires: 11/9/12



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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. 519-81:

Recording No: 8107100001
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 1990
Auditor's No.: 9009060033, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Exceptions and Reservations as contained in Deed
From: Glacier Park Co., a Minnesota corporation
Recorded: April 30, 1952
Auditor's No.: 474585, records of Skagit County, Washington
As Follows: Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil upon or in said lands, together with the use of such of the surface as may be necessary for exploring and mining or extracting or carrying.
4. Exceptions and Reservations as contained in Deed
From: G.H. Beitler and G. Pauline Beitler, also known as Pauline Beitler
Recorded: October 16, 1979
Auditor's No.: 7910160054, records of Skagit County, Washington
As Follows: The right to remove water from Cool Creek for domestic purposes, said right to run also in favor of the adjacent property, together with an easement over and across said property for purposes of maintaining a water line, as the same now exists.
5. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 5, 1982
Auditor's No.: 8204050036, records of Skagit County, Washington
Executed By: Schmidt Mill Co.

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 21, 2001 and March 14, 2008
Recording No.: 200105210210 and 200803140097.

6. Reservations contained in deed:

Recording Date: June 18, 2004
Recording No.: 200406180140
Regarding: Skagit County Right to Farm Ordinance
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Helmick Road Association.



EXHIBIT "A"

Exceptions

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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