

When recorded return to:
Friedrich Kuchling and Elizabeth Kuchling
3463 Woodcrest Lane
Sedro Woolley, WA 98284



201104180197
Skagit County Auditor

4/18/2011 Page 1 of 3 2:00PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012863

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chris A. Rader and Rhonda L. Rader, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Friedrich G. Kuchling and Elizabeth V. Kuchling, husband and
wife

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

Lot F, "Plat of Parson Creek Acres," as per the plat thereof, recorded in Volume 16 of Plats, Pages
149 through 151, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): P110933, 4687-000-006-0000

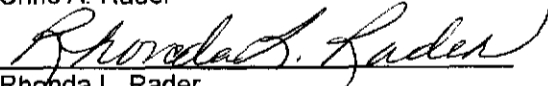
Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: April 13, 2011



Chris A. Rader




Rhonda L. Rader

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

\$1120

APR 18 2011

Amount Paid \$ 5612.⁰⁰
Skagit Co: Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

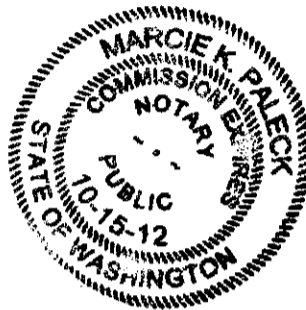
RHONDA L. RADER
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 13 2011

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



State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

CHRIS A. RADER
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: April 14 2011

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

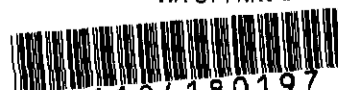


EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads.
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads and where water might take a natural course.
2. Easement delineated on the face of said plat;
For: Utilities
Affects: A 10-foot strip lying parallel with and adjacent to Woodcrest Drive
3. 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 Parson Creek Acres:

Recording No: 9611200068

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities
Recording Date: October 18, 1993
Recording No.: 9310180143

6. Title Notification - Property Adjacent to Designated Natural Resource Lands

Recording Date: June 16, 1998
Recording No.: 9806160028

7. Protected Critical Area Site Plan;

Recording Date: October 1, 1999
Recording No.: 199910010132

Skagit 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.

