

When recorded return to:
Robert Peterson
33470 SW Chinook Plaza #290
Scappoose, OR 97103


201105260108
Skagit County Auditor

5/26/2011 Page 1 of 4 10:53AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013195

CHICAGO TITLE
620013195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary D Lawe and James A Lawe, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert W. Peterson, a single person, as his separate estate

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

Lots 32 and 33, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, according to the plat thereof
recorded in Volume 10 of Plats, page 48, records of Skagit County, Washington.


Situated in Skagit County, Washington.

Tax Parcel Number(s): P78215, P78216, 4208-000-032-0004, 4208-000-033-0003

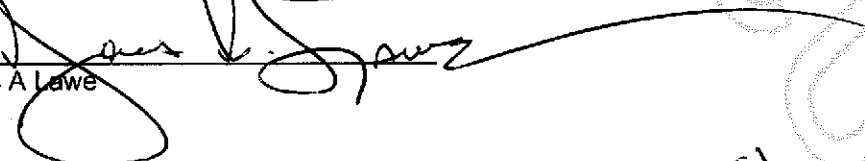
Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: May 23, 2011



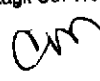
Mary D Lawe



James A Lawe

1581
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2011

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

963.39

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
MARY D LAWE AND JAMES A. LAWE
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this of instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 23rd 2011

MARCIE K. PALECK

Marcie K Paleck

Name: _____
Notary Public in and for the State of WASHINGTON
Residing at: MOUNT VERNON

My appointment expires: October 15, 2012

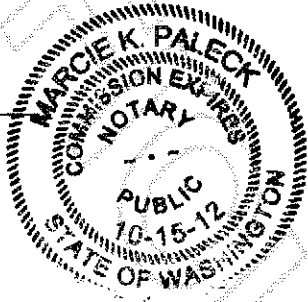


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 5, 1935
Auditor's No.: 273805, records of Skagit County, Washington
In favor of: The Sound Timber Company, an Iowa corporation
For: 30 foot road right-of-way
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the
Willamette Meridian (being a portion of the underlying legal description of
said plat)

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 28, 1978
Auditor's No(s): 884443, records of Skagit County, Washington
In favor of: Present and future owners of Lots 34 and 35
For: Ingress, egress and utility purposes
Affects: The Easterly 45 feet of the Northerly 12 feet as measured at right angles
of the Northerly line of the subject property
4. Note on the face of said plat, as follows:

Tracts A, B and C are intended for the uses of all present and future property owners in this
plat and all other divisions of Wilderness Village.
5. Terms, conditions and restrictions of that mitigation plan;
Recorded: July 21, 1998
Auditor's No.: 9807210001, records of Skagit County, Washington
Regarding: Well head protection area
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
but omitting any covenants 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 applicable law;
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004, May 5, 2005 and July 23, 2007
Recording No.: 200409070165, 200505050063 and 200707230123.
7. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Imposed By: Valleys West, a Limited Partnership, et al
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 24, 2003
Auditor's No(s): 200303240140, records of Skagit County, Washington
In favor of: Lot 32
For: Utilities
Affects: Lot 33
9. City, county or local improvement district assessments, if any.



EXHIBIT "A" Exceptions

10. Assessments, if any, levied by Wilderness Village Community Association.

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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