



201106020065

Skagit County Auditor

6/2/2011 Page 1 of 3 3:44PM

When recorded return to:  
Paul R. Budd  
Budd Properties  
276 N. Camino Ridge Road  
Camano Island, WA 98282

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013038

CHICAGO TITLE

620013038

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Anthony N. Senff, as his separate estate, as to an undivided one-third interest and Anthony N. Senff and Catherine N. Ledray-Senff, husband and wife, as to the remainder for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Budd Properties, a Washington General Partnership

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

Lots 1 and 2, Block 2, NOBEL'S ADDITION TO MOUNT VERNON, as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Railroad Avenue which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P53935, 3748-002-002-0005

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

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

Dated: May 24, 2011

*Anthony N. Senff*  
\_\_\_\_\_  
Anthony N. Senff

*Catherine N. Ledray-Senff*  
\_\_\_\_\_  
Catherine N. Ledray-Senff

*Anthony N. Senff*  
\_\_\_\_\_  
Anthony N. Senff

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1646

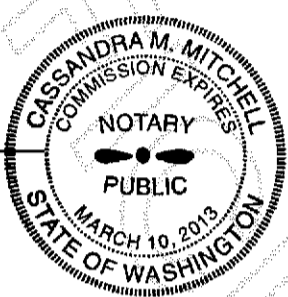
JUN 02 2011

Amount Paid \$ 7125.00  
Skagit Co. Treasurer  
By *MAN* Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Anthony N. Senff and Catherine N. Ledray-Senff  
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: 5-31-11



Cassandra M. Mitchell  
Name: Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at: Mt. Vernon  
My appointment expires: 3-10-13

State of \_\_\_\_\_  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
\_\_\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Mount Vernon  
 Purpose: Sidewalk  
 Recording Date: March 14, 1995  
 Recording No.: 9503140049
- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
 Recording Date: October 6, 1998  
 Recording No.: 9801060054  
 Matters shown: Asphalt parking
- Record of Survey:  
 Recording Date: February 12, 1999  
 Recording No.: 9902120072
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc.  
 Purpose: Overhead facilities



**EXHIBIT "A"**  
**Exceptions**

Recording Date: January 14, 2002  
Recording No.: 200201140034

5. Public and private easements, if any, over vacated portion of said premises.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.

**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.

