

**When recorded return to:**  
Steven Groshong and Michelle Groshong  
15892 Larson Lane  
Mount Vernon, WA 98273



201106020068  
Skagit County Auditor

6/2/2011 Page 1 of 4 3:45PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620013069

CHICAGO TITLE  
620013069

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bret H. Thornton and Ingrid Thornton, 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 Steven L Groshong and Michelle Groshong, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0092, as approved November 15, 2005, and  
recorded November 18, 2005, under Auditor's File No. 200511180018, records of Skagit County,  
Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 24,  
Township 34 North, Range 4 East and portion of the Northwest Quarter of the Northeast Quarter of  
Section 25, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P123777, 340424-4-006-1700

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

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

Dated: May 27, 2011

Bret H. Thornton

Ingrid Thornton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1647

JUN 02 2011

Amount Paid \$ 9,795.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

MKP

I certify that I know or have satisfactory evidence that

BRET H. THORNTON AND INGRID THORNTON

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: May 27 2011

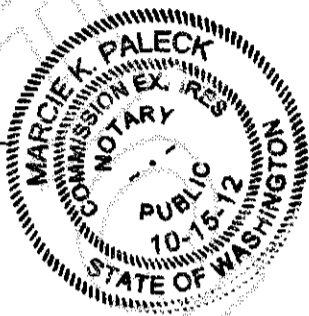
Marcie K Paleck

Name: MARCIE K. PALECK

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON

My appointment expires: October 15 2012



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Skagit County Auditor

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 4, 1980  
Auditor's No(s): 8002040045, records of Skagit County, Washington  
In favor of: Owners of Tracts A - D SP#23-80; Owners of Tracts A - D SP#24-80; and Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 - 61, Puget Sound Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public Utility District No. 1, and Big Lake Sewer District No. 1  
For: Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities, and for construction, operation and maintenance of a sanitary sewer main and appurtenances, purposes necessary and related thereto
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 10, 1982  
Auditor's No(s): 8212100052, records of Skagit County, Washington  
In favor of: Present and future owners of various parcels  
For: Ingress, egress, drainage and utilities  
Affects: Said premises
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 28, 1990  
Auditor's No(s): 9006280053, records of Skagit County, Washington  
In favor of: Owners of Tracts 1, 5, 6, 7, 8 and 9 of that record of survey entitled "The Uplands"
  
4. 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. 99-0025:  
  
Recording No: 199912160009
  
5. Agreement, including the terms and conditions thereof, entered into;  
By: William Christopher Conyers and Lisa Dwyn Conyers, husband and wife  
And Between: Skagit County  
Recorded: December 16, 1999  
Auditor's No.: 199912160010, records of Skagit County, Washington  
Providing: Protected Critical Area  
Affects: Tracts A, B and C of Skagit County Short Plat No. 99-0025
  
6. Covenants, conditions, and restrictions contained in instrument(s), 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: May 30, 1997  
Auditor's No(s): 9705300052, records of Skagit County, Washington  
Executed By: Lisa Dwyn Conyers
  
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or



## EXHIBIT "A" Exceptions

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. PL05-0092:

Recording No: 200511180018

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 7, 2003  
Auditor's No(s): 200308070123, records of Skagit County, Washington  
In favor of: Gary Lohman  
For: Access and utility  
Affects: Southerly portion of Lot 2
9. Agreement, including the terms and conditions thereof, entered into;  
By: Advanced Septic Treatment System, Inc.  
And Between: Skagit County Health Department  
Recorded: February 28, 2006  
Auditor's No. 200602280033, records of Skagit County, Washington  
Providing: Service and operation of the TRD Wastewater system
10. Liability to future assessments, if any, levied by Annual maintenance fee for septic system to Advanced Septic Treatment Systems, Inc..
11. Dues, charges, and assessments, if any, levied by Uplands Road Maintenance Association.
12. 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.



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