

When recorded return to:
Frank L. Smith
P.O. Box 4152, Meridian Street Suite 105 #299
Bellingham, WA 98226



201110180176
Skagit County Auditor

10/18/2011 Page 1 of 4 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013828

CHICAGO TITLE
620013828

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret Cole and Geri Cole, 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 Frank L. Smith, a single man, as his separate estate

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

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

Abbreviated Legal:

Lot(s): 12, 13, 14 Block: 2 Alger

Tax Parcel Number(s): P70375, 4042-002-014-0010, P49085, 360407-4-009-0000

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

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

Dated: October 17, 2011

Garret Cole

Garret Cole

Geri Cole

Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113128

OCT 18 2011

Amount Paid \$ 2799.⁶⁰
Skagit Co. Treasurer
By MAM Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
GARRET COLE AND GERRI COLE
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: October 17 2012

MARCIE K. 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

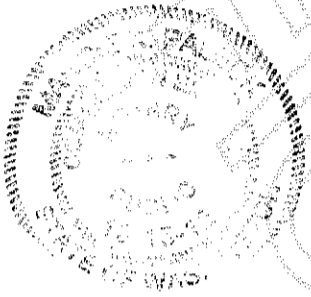


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70375, 4042-002-014-0010, P49085 and 360407-4-009-0000

PARCEL A:

Lots 12, 13 and 14, Block 2, ALGER, according to the plat thereof, recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington. TOGETHER WITH vacated alley adjoining on the West.

PARCEL B:

The South 145 feet of the East 50 feet of that portion of the abandoned Great Northern Railway Companies right-of-way in the Southwest Quarter of the Southeast Quarter of Section 7, Township 36 North, Range 4 East of the Willamette Meridian, lying North of the County Road.

ALL situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 15, 1946
Auditor's No(s): 388435, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lot 12 and other property

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 23, 1965
Auditor's No(s): 674969, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lot 14

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 10, 2002
Auditor's No(s): 200201100113, records of Skagit County, Washington
Imposed By: Samish Water District

4. Agreement, including the terms and conditions thereof, entered into;
By: Samish Water District
And Between: Thomas W. Buggia and Shelia Archangeil-Buggia
Recorded: February 2, 2004
Auditor's No.: 200402240074, records of Skagit County, Washington
Regarding: Cost Recovery Contract No. 01-01

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Todd A. Reynolds and Dana M. Reynolds, Husband and Wife
Purpose: Ingress, egress and utilities
Recording Date: October 28, 2005
Recording No.: 200510280152
Affects: Portion of Parcel B

6. Dues, charges, and assessments, if any, levied by Samish Water District.

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.

