

When recorded return to:  
Bruce W. Klein and Donna L. Klein  
700 N. 16th St  
Mount Vernon, WA 98273

201112080045  
Skagit County Auditor  
12/8/2011 Page 1 of 2 1:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014248

CHICAGO TITLE  
620014248

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Janet M. Keller, surviving spouse of Donald M. Keller, deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Bruce W. Klein and Donna L. Klein, husband and wife

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

The North 80 feet of Tract 30, VIEW CREST ADDITION, according to the plat thereof recorded in  
Volume 7 of Plats, page 80, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54713, 3765-000-030-0102

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620014248; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 28, 2011

Janet M. Keller  
Janet M. Keller

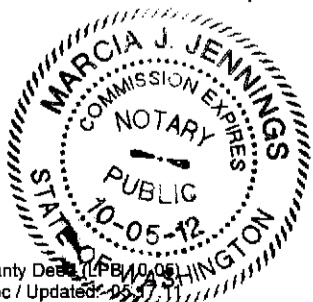
20113724  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

State of Washington  
County of Skagit

DEC 08 2011  
Amount Paid \$ 2888.00  
Skagit Co. Treasurer  
By MF Deputy

I certify that I know or have satisfactory evidence that Janet M. Keller  
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: November 28, 2011



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Deed from Skagit County to Keith S. Johnson  
Recording Date: March 1, 1968  
Recording No.: 710867  
Regarding: Mineral reservations in View Crest Addition to Mount Vernon, Lots 3, 29 and 30
2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

### 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.

