

When recorded return to:
Brian Atkins and Erin Atkins
927 Presidio Place
Sedro Woolley, WA 98229



201202010084
Skagit County Auditor

2/1/2012 Page 1 of 4 1:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245344454

CHICAGO TITLE
620014734

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reinier R. Klapwyk and Phyllis J. Klapwyk, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Brian Atkins and Erin Atkins, husband and wife

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: (Required if full legal not inserted above.)

Ptn Tract 2 Skagit County Short Plat No. 513-80

Tax Parcel Number(s): P47784 and 360312-1-011-0303

Subject to:

Subject to Exhibit "X" B

Dated: January 21, 2012

Reinier R. Klapwyk

Phyllis J. Klapwyk

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 255

FEB 01 2012

Amount Paid \$ 5167.⁰⁰
Skagit Co. Treasurer
By Deputy

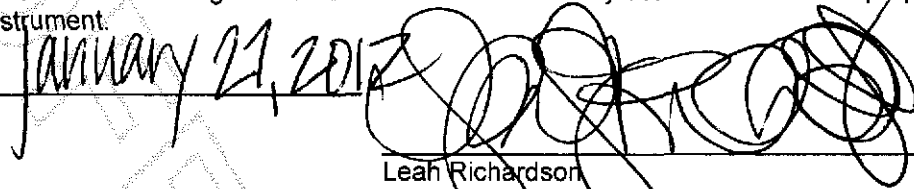
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Reinier R. Klapwyk and Phyllis J. Klapwyk are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 21, 2012



Leah Richardson
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: August 29, 2012

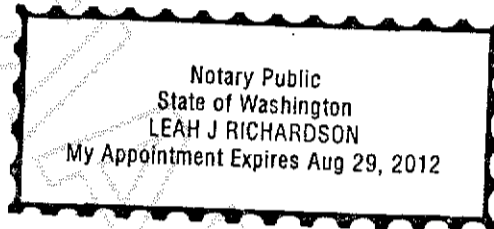


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47784 and 360312-1-011-0303

Tract 2, Skagit County Short Plat No. 513-80 Revised, approved November 13, 1980 and recorded January 11, 1980, in Volume 5 of Short Plats, page 1, under Auditor's File No. 8011140004, records of Skagit County, Washington; being a portion of Section 12, Township 36 North, Range 3 East of the Willamette Meridian;

Except the Southeasterly 5 feet thereof conveyed to Skagit County for road purposes by deed recorded October 24, 1980, under Auditor's File No. 8010240001, records of Skagit County, Washington.

Situated in Skagit County, Washington.



EXHIBIT B

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. 88-78:

Recording No: 891247

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. 513-80:

Recording No: 8011140004

Agreement, including the terms and conditions thereof, entered into
By: John M. Hauter and Pegeen White Hauter, husband and wife
And between: Victor Duppenthaler and Marilyn Duppenthaler, husband and wife
Recorded: November 20, 1978
Auditors No.: 891629, records of Skagit County, Washington
Providing: Well and appurtenances

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 5, 1956
Recording No.: 536986

Terms, conditions, and restrictions of that instrument entitled;
Recorded: June 19, 1943
Auditor's No(s): 363261, records of Skagit County, Washington



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