



201204270075
Skagit County Auditor

4/27/2012 Page 1 of 3 12:43PM

When recorded return to:

Upper Skagit Indian Tribe
25944 Community Plaza Way
Sedro Woolley, WA 98284

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 12030080

LAND TITLE OF SKAGIT COUNTY

141979-0

Special Warranty Deed

THE GRANTOR UNION BANK, N.A.

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, grants, and conveys to Upper Skagit Indian Tribe, a Federally recognized Indian Tribe
all interest in the real property (the "Property") more particularly described as:

Abbreviated Legal:
Lots 2, 29, 44, 45, 50, 52, 76 & 85-94, Klinger Estates

Tax Parcel Number(s): 4891-000-002-0000, 4891-000-029-0000, 4891-000-044-0000, 4891-000-045-0000,
4891-000-050-0000, 4891-000-052-0000, 4891-000-076-0000, 4891-000-085-0000, 4891-000-086-0000, 4891-
000-087-0000, 4891-000-088-0000, 4891-000-089-0000, 4891-000-090-0000, 4891-000-091-0000, 4891-000-
092-0000, 4891-000-093-0000, 4891-000-094-0000

Detailed Legal:
Lots 2, 29, 44, 45, 50, 52, 76 and 85 through 94, inclusive, "Plat of
Klinger Estates," as per plat recorded under Auditor's File No.
200605080213, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of
Washington.

Subject To: Attached Exhibit "A" made a part hereof

The Grantor, for itself and for its successors in interest: (1) expressly limits the covenants of this Deed to those
herein expressed; (2) excludes all covenants arising or to arise by statutory or other implication; but (3) does
covenant, unless limited by express words contained in this Deed, that against all persons whomsoever lawfully
claiming or to claim by, through or under the Grantor, and not otherwise, Grantor will warrant and defend the
title to the above-described Property.

The Property is sold "AS IS", "WHERE IS", with all faults.

DATED this 20th day of APRIL, 2012

Union Bank, N.A.
By: Richard Embury
It's: VP REO

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

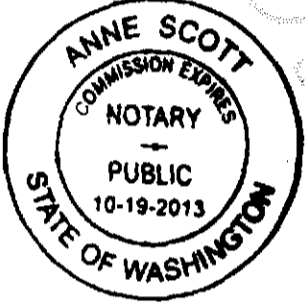
2012 11166
APR 27 2012

Amount Paid \$ 39,165⁰⁰
Skagit Co. Treasurer
By M6 Deputy

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I certify that I know or have satisfactory evidence that Richard Embry
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and on oath stated
that he/she is authorized to execute the instrument and acknowledge it as the Vice President
of UNION BANK N.A.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-20-12



Anne Scott
Anne Scott
[Notary name printed or typed]
Notary Public in and for the State of Washington
Residing at Everett, WA
My appointment expires: 10-19-13



Escrow No.: 12030080

Exhibit "A"

Subject to:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel.
Recorded: May 2, 2005
Auditor's No.: 200505020130

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KLINGER ESTATES, AND THE TERMS AND CONDITIONS THEREOF:

Dated: May 5, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080212

AMENDMENTS TO COVENANTS:

Recorded: July 7, 2006, and October 28, 2008
Auditor's Nos.: 200607070003 and 200810280083

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS HERETO ATTACHED:

Plat/Short Plat: Klinger Estates
Recorded: May 8, 2006
Auditor's No.: 200605080213

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Purpose: Service/access and installation agreement
Recorded: July 20, 2006
Auditor's No.: 200607200064

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Buyer is aware that the property may be subject to the Skagit County right to Farm Ordinance, Skagit County Code section 14.48, which states:

"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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST SMOKE THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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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