



201205090071  
Skagit County Auditor

5/9/2012 Page 1 of 3 3:27PM

**When recorded return to:**  
Marshall T Ronningen and Kristina A Ronningen  
2000 Cascade Avenue  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

CHICAGO TITLE 620015375

Escrow No.: 620015375

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James E. Caddell, Personal Representative of The Estate of Sharon L Caddell, deceased, filed under Skagit County Superior Court Case No. 12-4-00158-8

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

in hand paid, conveys, and warrants to Marshall T Ronningen and Kristina A Ronningen, husband and wife

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

Lot 34, "Plat of Mount Baker View Addition," according to the plat thereof, recorded in Volume 7 of Plats, Pages 67 and 68, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P53777, 3745-000-034-0004

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

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

Dated: May 4, 2012

The Estate of Sharon L Caddell, deceased

BY: James E. Caddell  
James E. Caddell  
Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 1319

MAY 09 2012

Amount Paid \$ 2,230.  
Skagit Co. Treasurer  
By Man Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
COUNTY of SKAGIT

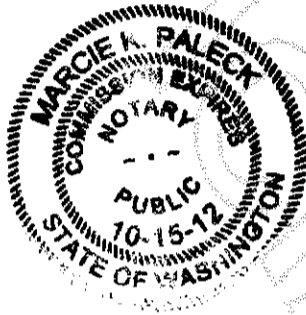
I certify that I know or have satisfactory evidence that JAME E. CADDELL

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Sharon L. Caddell, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 7 2012

MARCIE K. PALECK

Marcie Paleck  
Name: \_\_\_\_\_  
Notary Public in and for the State of WASHINGTON  
Residing at: Mount Vernon WA  
My appointment expires: October 15 2012



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5/9/2012 Page 2 of 3 3:27PM

**EXHIBIT "A"**  
Exceptions

1. 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 PLAT OF MOUNT BAKER VIEW ADDITION:

Recording No: 540391

2. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: August 22, 1956

Recording No.: 540392

3. Assessments, if any, levied by City of Mount Vernon.
4. 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.

