

When recorded return to:
Marjorie E. Hanes, C/O Theresa Hanes
2320 South 18th Street
Mount Vernon, WA 98274



201205140108
Skagit County Auditor

5/14/2012 Page 1 of 3 10:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015181

CHICAGO TITLE
620015181

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald L. Treece and Patricia M. Treece, Trustees of The Treece Trust, dated October 4, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marjorie E. Hanes, an unmarried individual

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

Lot 44, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P126027, 4922-000-044-0000

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Order 620015181; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 8, 2012

The Treece Trust, dated October 1996

BY Gerald L. Treece Trustee
Gerald L. Treece, Trustee

BY Patricia M. Treece Trustee
Patricia M. Treece, Trustee

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

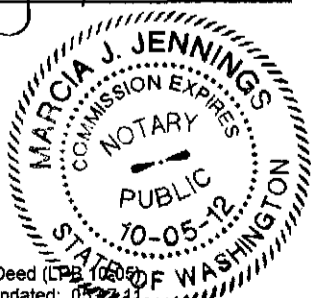
20121347

MAY 14 2012

Amount Paid \$ 4615.²⁰
Skagit Co. Treasurer
By Cham Deputy

I certify that I know or have satisfactory evidence that Gerald L. Treece and Patricia M. Treece are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of The Treece Trust dated October 4, 1996 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 10, 2012



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. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 29, 1978
Auditor's No(s): 893941, 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: As located and constructed

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 15, 1980
Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: Drainage facilities and appurtenances, together with rights of ingress and egress
Affects: A 20 foot strip across said plat and other property

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 2006
Auditor's No(s): 200608280130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;
Recorded: November 30, 2006
Auditor's No(s): 200611300131, records of Skagit County, Washington

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. 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 BIG FIR NORTH PUD PHASE 1:

Recording No: 200703230073

7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 23, 2007



SCHEDULE "B"

Auditor's No(s): 200703230074, records of Skagit County, Washington
Executed By: Big Fir North, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 23, 2007

Auditor's No(s): 200703230074, records of Skagit County, Washington
Imposed By: Big Fir North, Inc.

9. Reservation contained in deed

Recording Date: April 25, 2008

Recording No.: 200804250083

Regarding: Skagit County Right to Farm Ordinance

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 15, 2007

Auditor's No(s): 200702150078, records of Skagit County, Washington

Executed By: Big Fir North, Inc. and Blane L.L.C.

Which states, in part, as follows.

This Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the Fair Housing Act Amendment of 1988. Unless a school impact fee has been paid, any sale of, lease of, grant of life estate in, other conveyance of an possessory interest in, or offer to make such conveyance of, an interest in any unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions.

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Big Fir North Homeowner's Association.

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.



201205140108

Skagit County Auditor