

When recorded return to:
Ray R deVries and Rebecca M deVries
16942 Calhoun Road
Mount Vernon, WA 98273



201206140090
Skagit County Auditor

6/14/2012 Page 1 of 2 2:14PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015623

CHICAGO TITLE
620015623

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marty Tenborg, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ray R deVries and Rebecca M deVries, husband and wife

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

Tract B, REVISED SKAGIT COUNTY SHORT PLAT NO. 46-81, approved August 18, 1981 and
recorded August 25, 1981 in Volume 5 of Short Plats, Page 119, under Auditor's File No.
8108250001, records of Skagit County, Washington; being a portion of Section 26, Township 34
North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P22785, 340326-2-006-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015623; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 8, 2012

Marty Tenborg by Donna Tenborg his attorney in fact.
Marty Tenborg by Donna Tenborg his Attorney in fact.

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Donna Tenborg is the person(s) who appeared
before me, and said person acknowledged that she signed this instrument as Attorney in Fact for Marty
Tenborg and acknowledged to me that she signed and sealed the same as her free and voluntary act
and deed as attorney in fact for Mary Tenborg for the uses and purposes therein mentioned, and on
oath stated that the power of attorney authorizing the execution of this instrument has not been revoked
and that the said Marty Tenborg is now living, and is not incompetent.

Dated: June 11, 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121732 WA-CT-FNRV-02150.620019-620015623

JUN 14 2012

Statutory Warranty Deed (RS-10-06)
WA0000059.doc / Updated: 05/27/07

Amount Paid \$ 6235.00
Skagit Co. Treasurer
By Mam Deputy

SCHEDULE "B"
Special Exceptions

1. Recital as disclosed on the face of said Short Plat No. 46-81, as follows:
 - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Short Plat Number and Date of approval shall be included in all Deeds and Contracts.
 - C. Zoning – Agricultural, Variances V-81-022
 - D. Water – P.U.D. No. 1
 - E. Reservation – An agreement to maintain a covered ditch along the North line of the subject property so as to let water drain off and provide drainage for other properties, recorded December 23, 1908, in Volume 5 of Miscellaneous Records, page 333.

 2. Restrictions contained on the face of said Short Plat No. 46-81, as follows:

Parcel C shall not be further subdivided, nor shall it be used for residential, commercial, or industrial building purposes

 3. Agreement, including the terms and conditions thereof, entered into;
Recorded: December 23, 1908
Auditor's No.: Volume 5 of Miscellaneous Records, Page 333, records of Skagit County, Washington
Providing: Maintenance of drainage ditch

 4. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 9, 2003
Auditor's No(s): 200304090011, records of Skagit County, Washington
In favor of: Roger R. Junquist, et al
For: Driveway Easement and agreement
Affects: A 10 foot strip in width along the entire border between Junquist and Youngquist and around the building shown on Exhibit C of said document

 5. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: December 8, 1971
Auditor's No.: 761577, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Continuance thereof;
Recorded: March 9, 2006
Auditor's No.: 200603090146, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

 6. 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 I

