

**When recorded return to:**

Big Rock MV LLC, a Washington limited liability  
company  
5132 47th Ave NE  
Seattle, WA 98105



201206210070

Skagit County Auditor

6/21/2012 Page

1 of

5 3:41PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015124

CHICAGO TITLE  
620015124

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Randy Audette and Marsha Audette, husband and wife

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

in hand paid, conveys, and warrants to Big Rock MV LLC, a Washington limited liability company

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.)

Lot(s): PTN LOT 1 SKAGIT COUNTY SHORT PLAT NO. 29-87 AND PTN SW SW, 14-34-04

Tax Parcel Number(s): P24749, 340414-3-010-0002

Subject to: Covenants, conditions, restrictions and easements of record as shown on:

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

Dated: June 12, 2012

BY CODY AUDETTE HIS ATTORNEY-IN-FACT.

Randy Audette, by Cody A. Audette his attorney-  
in-fact

BY CASEY AUDETTE Her ATTORNEY-IN-FACT.

Marsha Audette, by Casey J. Audette  
her attorney-in-fact

2012/805  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2012

Amount Paid \$ 7481.00  
By Skagit Co. Treasurer  
Deputy MF

STATUTORY WARRANTY DEED  
(continued)

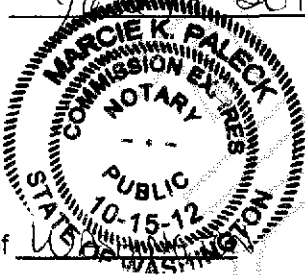
State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that CODY A AUDETTE

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 Attorney-in-fact of Randy Audette to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 14 2012



Marcie Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that CASEY J AUDETTE

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 Attorney-in-fact of Marsha Audette to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 14 2012



Marcie Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of WASHINGTON  
Residing at: MOUNT VERNON, WA  
My appointment expires: October 15 2012



201206210070  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24749 and 340414-3-010-0002**

---

That portion of Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 29-87 as approved February 12, 1988, and recorded February 12, 1988, in Volume 8 of Short Plats, page 23, under Auditor's File No. 8802120024, records of Skagit County, Washington, lying within the Southeast Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof conveyed to the State of Washington, Department of Transportation by deed recorded March 2, 2009 under Auditor's File Nos. 200903020156 and 200903020157, records of Skagit County, Washington;

TOGETHER WITH that portion of the Southwest Quarter of the Southwest Quarter, Section 14, Township 34 North, Range 4 East of the Willamette Meridian and that portion of said Lot 1 of Skagit County Short Plat No. 29-87 as approved February 12, 1988 and recorded February 12, 1988, in Volume 8 of Short Plats, page 23, under Auditor's File No. 8802120024, records of Skagit County, Washington, within the Southwest Quarter of the Southwest Quarter of said Section 14 all lying Easterly of the Easterly right of way line of State Route 9.

Situated in Skagit County, Washington



201206210070  
Skagit County Auditor

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 27, 1960  
Auditor's No(s): 599210, 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: A portion of the Southwest Quarter of the Southwest Quarter
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 18, 1988  
Auditor's No(s): 8804180039, records of Skagit County, Washington  
In favor of: The State of Washington  
For: Construction, maintenance and operation of drainage facilities  
Affects: Strips contiguous to the Southerly and Westerly boundaries
3. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: January 31, 1992  
Auditor's No(s): 9201310039, records of Skagit County, Washington  
In favor of: State of Washington  
For: All necessary slopes for cuts and fills
4. 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. 29-87:  
  
Recording No: 8802120024
5. Exceptions and reservations as contained in instrument;  
Recorded: August 22, 1905  
Auditor's No.: Volume 59 of Deeds, page 183, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
6. 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.
7. Terms, conditions, and restrictions of that instrument entitled Release of Damages;  
Recorded: March 2, 2009  
Auditor's No(s): 200903020160, records of Skagit County, Washington
8. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof  
  
Recording Date: March 10, 2011  
Recording No.: 201103100113
9. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
10. 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



201206210070  
Skagit County Auditor

## EXHIBIT "B"

### Exceptions

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.



201206210070

Skagit County Auditor