

When recorded return to:  
Russell J. Farstead and Cynthia L. Mailliard  
14918 181st Avenue SE  
Monroe, WA 98272



201209110054  
Skagit County Auditor

9/11/2012 Page 1 of 4 3:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620016421

CHICAGO TITLE  
620016421

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory T. Moody and Stacy D. Moody, both single  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Russell J. Farstead and Cynthia L. Mailliard, husband  
and wife

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.)

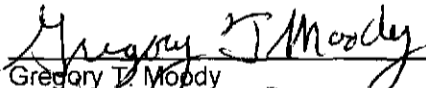
Ptn. NW 07-35-05

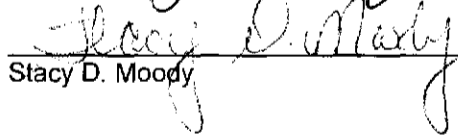
Tax Parcel Number(s): P38636, 350507-2-007-0006, P38592, 350507-0-008-0009, P38593,  
350507-0-009-0008

Subject to:

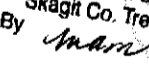
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 7, 2012

  
\_\_\_\_\_  
Gregory T. Moody

  
\_\_\_\_\_  
Stacy D. Moody

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20122855  
SEP 11 2012

Amount Paid \$ 7036.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Gregory T. Moody and Stacy D. Moody

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-7-12

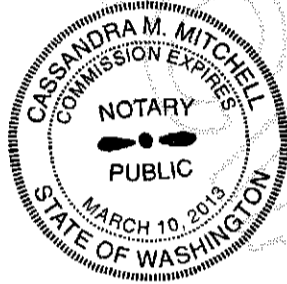
Cassandra M. Mitchell

Name: Cassandra M. Mitchell

Notary Public in and for the State of WA

Residing at: MT Vernon, WA

My appointment expires: 3-10-13



201209110054

Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38636, 350507-2-007-0006, P38592, 350507-0-008-0009, P38593 and 350507-0-009-0008**

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**PARCEL A:**

That portion of the Southeast Quarter of the Northwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said subdivision;  
Thence East along the South line thereof a distance of 286 feet;  
Thence North parallel with the West line of said subdivision a distance of 850 feet;  
Thence Westerly a distance of 290 feet, more or less, to a point on the West line of said subdivision 870 feet North of the point of beginning;  
Thence South 870 feet to the point of beginning;

EXCEPT any portion of said premises lying within the County road right of way, formerly the Northern Pacific Railroad right of way, as conveyed by deed recorded May 17, 1917, under Auditor's File No. 119045, records of Skagit County, Washington.

AND EXCEPT the South 165 feet thereof.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the South 10 acres of the North Half of Lot 2, Section 7, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the Old Railroad Grade, now county road, as said road existed August 23, 1941.

Situated in Skagit County, Washington.

**PARCEL C:**

The South Half of Government Lot 2, Section 7, Township 35 North, Range 5 East of the Willamette Meridian, lying East of the Old Railroad Grade, now county road, as said road existed December 29, 1950;

EXCEPT the South 165 feet thereof;

Situated in Skagit County, Washington.

**SKAGIT COUNTY RIGHT TO FARM :**

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.



**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S.A.  
Purpose: Right to establish and maintain an electrical field and to interfere with reception of television signals  
Recording Date: October 18, 1973  
Recording No.: 792281  
Affects: Parcel A and other property

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress  
Recording Date: August 28, 1979  
Recording No.: 7908280003  
Affects: South 30 feet of said premises

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: The Wolverine Company  
Recorded: December 10, 1919  
Recording No.: 137552  
Affects: Parcel A

4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company  
Recorded: May 25, 1917  
Recording No.: 119197  
Affects: Parcel B

5. Any matters arising out of questions as to the exact location of the North line of Parcel B, due to description of said parcel by area.

City, county or local improvement district assessments, if any.  
SKAGIT COUNTY RIGHT TO FARM:

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.

