

When recorded return to:
June N Anderson
16936 Lake View Blvd
Mount Vernon, WA 98274



201301110148
Skagit County Auditor

1/11/2013 Page 1 of 4 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017488

CHICAGO TITLE
620017488

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dixie E Hamilton, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to June N Anderson, an unmarried person

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.)

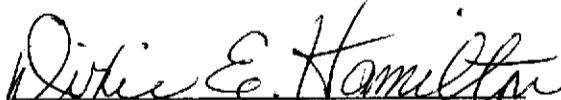
Lot(s): PTN LOT 64 LAKEVIEW TRACTS TO BIG LAKE

Tax Parcel Number(s): P67138 / 3941-000-064-0108

Subject to:


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

Dated: January 8, 2013


Dixie E Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201391
JAN 11 2013

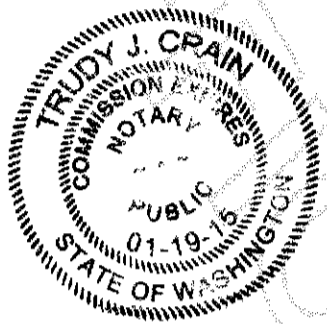
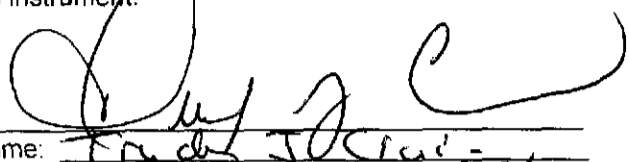
Amount Paid \$ 3031.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that
Dixie E Hamilton
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: 1-9-13



Name: Trudy J. Crain
Notary Public in and for the State of WASH
Residing at: Wash
My appointment expires: 1-19-15



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67138 / 3941-000-064-0108

That portion of Lot 64, PLAT 1, LAKEVIEW TRACTS, BIG LAKE SKAGIT CO., WASH, as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying within the boundary of the following described tract:

Beginning at the intersection of the West line of the existing County road and the South line of Lot 64 extending East;
Thence Northerly along the West line of said County road 180 feet, more or less, to the South line of an existing gravel road;
Thence Westerly along the South line of said gravel road 100 feet;
Thence Southerly 170 feet, more or less, to a point on the South line of Lot 64, which is 100 feet West of the point of beginning;
Thence East along the South line of Lot 64 extended, 100 feet to the point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Reservations contained in deed:

Recording Date: August 22, 1946

Recording No.: 395225

As Follows:

There is reserved to the grantor, his heirs and assigns, the right of drainage across the described property as established by the existing drain. there is further reserved to the grantor, his heirs and assigns, the use of the existing water line which said drain and water line run in a Northerly direction from the Southeast corner of the property herein conveyed. this reservation shall afford the grantor, his heirs and assigns, the right to go upon the described premises for the purpose of repairing, replacing and inspecting the said lines at all reasonable and proper times provided that the grantor shall not unnecessarily damage any growing crop. this reservation is created for the benefit of lands owned by the grantor which are served by the aforementioned lines.

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

Granted to: George Arentzen and Alvan Arentzen, husband and wife

Purpose: Water pipe line and drainage line and right of entry for purpose of maintaining and repairing, inspecting and replacing said lines

Recording Date: June 6, 1946

Recording No.: 392660

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: July 11, 1961

Recording No.: 609790

Affects: Exact location is not disclosed of record

4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 173577, records of Skagit County, Washington

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 3, 1983

Recording No.: 8303300009

6. Assessments, if any, levied by Big Lake Sewer District.

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.

