

When recorded return to:
Ronald J. Smith and Shayne K. Smith
4835 S Grant St
Englewood, CO 80113



201301170074
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620017301

CHICAGO TITLE
620017301

STATUTORY WARRANTY DEED

THE GRANTOR(S) MountainCrest Credit Union, formally Snohomish County PUD Employees' Credit Union

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

in hand paid, conveys, and warrants to Ronald J. Smith and Shayne K. Smith, husband and wife

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

Tract 4 of Survey recorded May 7, 1990, in Volume 9 of Surveys, pages 184 and 185, under Auditor's File No. 9005070053, records of Skagit County, Washington; being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East of the Willamette Meridian, a portion of Government Lot 5 of Section 13, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100077 /350624-1-001-0103, P100087 / 350613-4-007-0100

Subject to: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 7, 2013

MountainCrest Credit Union

BY: Susan Webster
Susan Webster
Executive Vice President / CFO

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 170

JAN 17 2013

Amount Paid \$ 1197.60
Skagit Co. Treasurer
By kk Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County Snohomish of Snohomish

I certify that I know or have satisfactory evidence that Susan Webster

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 Executive Vice President of MountainCrest CU to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/7/2013



Deanna Wietzke
Name: Deanna Wietzke
Notary Public in and for the State of Washington
Residing at: Arlington WA
My appointment expires: 7-10-2014



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EXHIBIT "A"
Exceptions

1. 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 Survey :

Recording No: 9005070053

2. 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.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 29, 1993

Auditor's No.: 9307290106, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 2, 1956

Auditor's No(s): 542299, records of Skagit County, Washington

In favor of: The State of Washington Department of Game

For: The purpose of fisheries management, a rearing pond complete with an outlet control structure to regulate the water level and the movement of fish therefrom

5. Findings of Fact Recommendations No. OST 92 006 and the terms and conditions thereof

Recording Date: June 14, 1993

Recording No.: 9306140065

6. Lot of Record Certification and the terms and conditions thereof

Recording Date: July 31, 2006

Recording No.: 200607310200

7. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof

Recording Date: June 30, 2008

Recording No.: 200806300202

8. 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 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.



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