



Skagit County Auditor
5/10/2013 Page 1 of 3 \$74.00
1:58PM

When recorded return to:
Abraham Davis and Lindsay Davis
17346 Bear Creek Road
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018562

CHICAGO TITLE
620018562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debbie S. Borst, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Abraham Davis and Lindsay Davis, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

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

A portion of the NW Quarter, Section 1, Township 36 North, Range 3, East of the Williamette
Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P47538 / 360301-2-006-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620018562, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 7, 2013

Debbie S. Borst
Debbie S. Borst

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131729
MAY 10 2013

Amount Paid \$ 4,989.00
Skagit Co. Treasurer
By mm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Debbie S. Borst
_____ 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: May 7, 2013

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Wootley, WA
My appointment expires: 10/5/2016

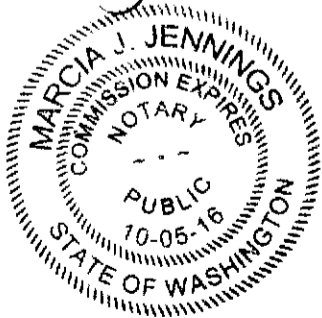


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47538 / 360301-2-006-0400

PARCEL A:

That portion of the South Half of the Northwest Quarter of Section 1, Township 36 North, Range 3 East of the Willamette Meridian, lying Southerly of Bear Creek and Southwesterly of Lake Samish County Road, as said road existed on December 20, 1973, and being more particularly described as follows:

Commencing at an existing iron pipe at the center of said Section 1;
Thence North 89degrees05'07" West, along the South line of said Northwest Quarter, 129.04 feet to the intersection with the Southwesterly margin of said Lake Samish County Road and the true point of beginning;
Thence North 40degrees00'42" West, along said Southwesterly margin 684.67 feet;
Thence South 63degrees51'22" West, 245.96 feet;
Thence South 5degrees38'04" West, 406.79 feet to said South line of said Northwest Quarter;
Thence South 89degrees05'07" East, along said South line, 701.03 feet to the point of beginning.

Also shown as Tract B of Survey recorded in Volume 1 of Surveys, page 49, under Auditor's File No. 798659, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for well water and water line as more fully set forth in that certain document recorded June 16, 1975, under Auditor's File No. 819029, records of Skagit County, Washington.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 31, 1973
Auditor's No.: 788683, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: February 17, 1993
Auditor's No.: 9302170041, records of Skagit County, Washington
For: Access
Affects: 60 foot strip
3. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: January 8, 1974
Auditor's No.: 800164, records of Skagit County, Washington
For: Access
Affects: 60 foot strip
4. Record of Survey

Recording Date: April 2, 1974
Recording No.: 798659
5. City, county or local improvement district assessments, if any.
6. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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 laws.

