

When recorded return to:
Fevrusa Shaipoff
Sharipoff Family Trust
34561 S. Elliott Rd
Woodburn, OR 97071



201306190090

Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019138

CHICAGO TITLE
020019138

STATUTORY WARRANTY DEED

Ida May Hendrickson, Trustee of
THE GRANTOR(S) Trust 'A' under the Hendrickson Family Trust, dated August 2, 1995 and Trust 'B'
under the Hendrickson Family Trust, dated August 2, 1995, an irrevocable trust *Ida May Hendrickson,*
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration *Trustee of*

in hand paid, conveys, and warrants to *Fevrusa Sharipoff, as trustee of the*
Sharipoff Family Trust, dated March 30, 2001
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, WILLARD ESTATES, according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116235 / 4747-000-010-0000

Subject to:

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

Dated: June 12, 2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132348

JUN 19 2013

Trust 'A' under the Hendrickson Family Trust, dated August 2, 1995

BY: *[Signature]*
Ida May Hendrickson
Trustee

Amount Paid \$ *396.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

Trust 'B' under the Hendrickson Family Trust, dated August 2, 1995, an irrevocable trust

BY: *[Signature]*
Ida May Hendrickson
Trustee

STATUTORY WARRANTY DEED


(continued)

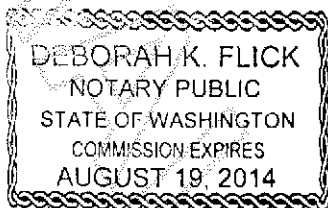
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ida May Hendrickson 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 Trustee under Trust "A" under Hendrickson Family Trust dated August 2, 1995 as to an undivided 50% interest AND as Trustee under Trust "B" under the Hendrickson Family Trust, dated August 2, 1995 an irrevocable Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 13, 2013


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Washington WA
My appointment expires: 8/19/14



201306190090

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 PLAT OF WILLARD ESTATES:

Recording No: 9912230062

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 20, 1999
Auditor's No.: 9904200136, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. Agreement, including the terms and conditions thereof, entered into;
By: Willard Hendrickson
And Between: Skagit County
Recorded: August 17, 1998
Auditor's No.: 9808170133, records of Skagit County, Washington
Providing: Road variance

Reconsideration recorded October 12, 1998, under Auditor's File No. 9810120109, records of Skagit County, Washington.

4. Agreement, including the terms and conditions thereof, entered into;
By: Willard M. Hendrickson
And Between: Johnny V. Gallagher
Recorded: December 23, 1999
Auditor's No.: 9912230064, records of Skagit County, Washington
Providing: Landscaping
Affects: Boundaries of said plat adjacent to Lot 1 of Survey recorded in
Volume 10 of Surveys, page 192, under Auditor's File No.
9102040045, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 23, 1999
Auditor's No(s): 199912230063, records of Skagit County, Washington
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 23, 1999
Auditor's No(s): 199912230063, records of Skagit County, Washington
Imposed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife

7. Order On Appeal AP 05 0566 and the terms and conditions thereof

Recording Date: December 14, 2006
Recording No.: 200512140144



EXHIBIT "A"

Exceptions

8. Plat Lot of Record Certification and the terms and conditions thereof
Recording Date: September 16, 2005
Recording No.: 200509160029
9. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof
Recording Date: March 24, 2006
Recording No.: 200603240164
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Plat of Willard Estates.

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.



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Skagit County Auditor

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\$75.00