



201307030132

Skagit County Auditor

\$75.00

7/3/2013 Page

1 of

4 3:58PM

When recorded return to:

Robert Peter, Personal Representative of the estate of Lawrence George Boettcher, deceased
9477 Soren Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016704

CHICAGO TITLE
620016704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Peter, Personal Representative of the estate of Lawrence George Boettcher, deceased

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

in hand paid, conveys, and warrants to Skagit County Dike, Drainage and Irrigation Improvement District No. 12a Washington Special Purpose District

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

SEE ATTACHED LEGAL PER EXHIBIT "A"

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

Tax Parcel Number(s): P62687/3867-000-057-0305, P62685/3867-000-057-0115,
P62743/3867-000-066-0106, P38227/350433-0-011-0003,
P62686/3867-000-057-0206, P62683/3867-000-057-0008

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD PER EXHIBIT "B" ATTACHED;

Dated: June 13, 2013

Robert Peter, Personal Representative of the estate of Lawrence George Boettcher, deceased

BY: Robert Peter
Robert Peter, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132608

JUL 03 2013

Amount Paid \$ 75.00
Skagit Co. Treasurer
By mm Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Robert + Peter

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 Personal Representative Estate of Lawrence George Bretcher to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 25 2013

Kathryn A. Vierling
Name: Kathryn A. Vierling
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 9-01-2014



201307030132

Exhibit A

PARCEL A:

Tract 57 and the North 48 feet of Tract 66, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

EXCEPT right of way of the Puget Sound and Baker River Railway; said right of way being 50 feet in width.

Situate in the County of Skagit, State of Washington

PARCEL B:

That portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 4 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
Thence South 0 degrees 36'30" West along the West line of said subdivision 25.0 feet;
Thence South 89 degrees 08' East parallel with the North line of said subdivision 290.0 feet to the true point of beginning for this description;
Thence continue South 89 degrees 08' East 744.20 feet to a point which is approximately 80 feet Northwesterly from the center line of the existing dike;
Thence South 35 degrees 48' West 118.05 feet to the P.C. of a curve to the left, said curve having a radius of 653.69 feet and a central angle of 35 degrees 20';
Thence along said curve to the left 403.11 feet to the P.T. of said curve, thence South 0 degrees 28' West 816.07 feet to the South line of the Northwest Quarter of the Southeast Quarter;
Thence North 89 degrees 08' West along the South line of said subdivision 928.71 feet to the Southwest corner of said subdivision;
Thence North 0 degrees 36'30" East along the West line of said subdivision 911.75 feet to a point which is 405 feet South of the Northwest corner of said subdivision;
Thence South 89 degrees 08' East 290.0 feet;
Thence North 0 degrees 36'30" East 380.0 feet to the true point of beginning.

EXCEPT that portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 4 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
Thence South 0 degrees 36'30" West along the West line of said subdivision 405.00 feet to the true point of beginning for this description;
Thence South 89 degrees 08' East parallel with the North line of said subdivision 290.0 feet;
Thence South 0 degrees 36'30" West 200.0 feet;
Thence North 89 degrees 08' West 257.0 feet;
Thence South 0 degrees 36'30" West 711.75 feet to the South line of said subdivision;
Thence North 89 degrees 08' West 33.0 feet to the Northwest corner of said subdivision;
Thence North 0 degrees 36'30" East 911.75 feet to the true point of beginning.

Situated in Skagit County, Washington.



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Exhibit "B"

1. Terms and conditions of Agreement to Convey

Between: Lawrence Boettcher etal
And By: Diking District No. 12
Recording No.: 520123
Affects: Parcel A

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

Granted to: Dike District No. 12
Purpose: Dike purposes
Recording Date: September 13, 1957
Recording No.: 556057
Affects: Parcel A

3. Record of Survey

Recording Date: September 9, 2011
Recording No.: 201109090051

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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7/3/2013 Page

4 of

4 3:58PM