

Skagit County Auditor  
5/28/2014 Page

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2 3:18PM

\$73.03

When recorded return to:  
Heather Noel Schuh  
Property Trio, LLC  
15903 Bow Hill Road  
Bow, WA 98233

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021457

CHICAGO TITLE  
620021457

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin W. Batchelor, III and Tammy J. Batchelor, husband and wife for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Property Trio, LLC, a Utah Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Lots 37 and 38, Block 34, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P75701 / 4150-034-038-0005

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021457, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: May 23, 2014

*Franklin W. Batchelor, III*

Franklin W. Batchelor, III

*Tammy J. Batchelor*

Tammy J. Batchelor

State of Washington

County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014/809

MAY 28 2014

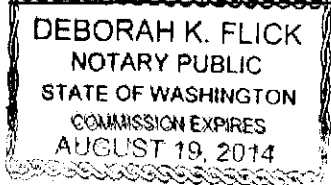
Amount Paid \$2052.<sup>00</sup>

Skagit Co. Treasurer

By *man* Deputy

I certify that I know or have satisfactory evidence that Franklin W. Batchelor, III and Tammy J. Batchelor 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: 5/27/2014



*Deborah K. Flick*  
Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Notingtn, WA

My appointment expires: 8/19/14

**EXHIBIT "A"**  
**Exceptions**

1. Assessments, if any, levied by City of Sedro-Woolley.
2. City, county or local improvement district assessments, if any.

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.

