

When recorded return to:

Scott T. Wammack
Grandview North LLC
P.O. Box 159
Arlington, WA 98223



201409040092

Skagit County Auditor \$74.00
9/4/2014 Page 1 of 3 3:18PM

Filed for record at the request of:



CHICAGO TITLE
CORPORATE OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021088

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143276

SEP 04 2014

Amount Paid \$1,785.⁰⁰

Skagit Co. Treasurer
By *Mmm* Deputy

LAND TITLE OF SKAGIT COUNTY

148958-S

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett L. Smith and Rhonda L. Smith, 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 Grandview North LLC, a Limited Liability Company

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

The North 105 Feet of the South 180 feet of the East 115.5 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

TOGETHER WITH the West 96.5 feet of the East 212 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

EXCEPT the Northerly 20 feet as conveyed to the City of Sedro-Woolley under Auditor's File No.: 199911190064, records of Skagit County, Washington.

AND EXCEPT the East 10 feet as conveyed to the City of Sedro-Woolley under Auditor's File No. 9809280129, records of Skagit County, Washington.

AND EXCEPT the South 66.70 feet of the North 86.70 feet of the West 41.50 of the East 212 feet of Tract 4, "SEDRO ACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

(Also known as Parcel A of Survey for Boundary Line Adjustment recorded April 17, 2007, under Auditor's File No. 200704170179.)

Situate in the City of Sedro Woolley, County of Skagit, State of Washington

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

Tax Parcel Number(s): P76922

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2014

Brett L. Smith
Brett L. Smith

Rhonda L. Smith
Rhonda L. Smith

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brett L. Smith and Rhonda L. Smith
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: September 2, 2014

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/15/2016

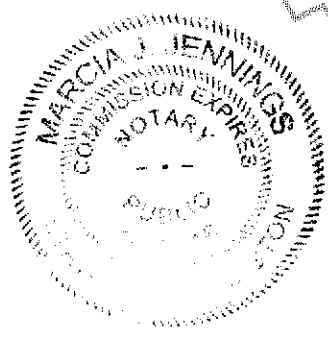


EXHIBIT "A"
Exceptions

A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: February 4, 2005
Auditor's No.: 200502040110
Executed By: Kathi A. Osborne, Personal Representative and Edward R. Bacus,
Personal Representative of the Estate of Floyd Watson, deceased

As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

B. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Skagit Surveyors & Engineers
Recorded: April 17, 2007
Auditor's File No.: 200704170179

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Brett L. Smith and Rhonda L. Smith husband and wife, Jordan Smith, as his/her separate estate
Purpose: For utilities
Area Affected: The East 30 feet of the West 71.50 feet of the South 10 feet of the North 30 feet of the East 212 feet of said Tract 4.
Dated: July 12, 2007
Recorded: July 16, 2007
Auditor's No.: 200707160198

Municipal Assessments and impact fees, if any, levied by the City of Sedro Woolley.

General and special taxes and charges, payable February 15; delinquent if first half unpaid 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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