

When recorded return to:

James Roy Lanning and Patricia E Lanning
16801 Gailee Drive
Burlington, WA 98233



201304040078
Skagit County Auditor

4/4/2013 Page 1 of 5 1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

620018049

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018049

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harlan D Helgeson, Sr and Shirley A Helgeson, 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 James Roy Lanning and Patricia E Lanning, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, COUNTRY CLUB MEADOWS DIV. NO. 3, according to the plat thereof, recorded in
Volume 15 of Plats, page 60, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102708 / 4593-000-024-0003

Subject to:

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

Dated: April 2, 2013

Harlan D Helgeson Sr.
Harlan D Helgeson, Sr

Shirley A Helgeson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131192
APR 04 2013

Amount Paid \$ 5487.40
Skagit Co. Treasurer
By man Deputy

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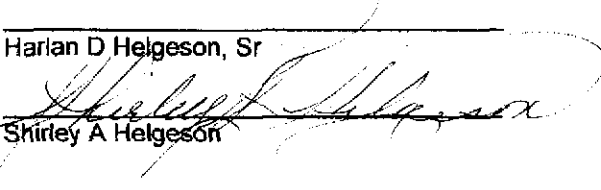
Tax Parcel Number(s): P102708 / 4593-000-024-0003

Subject to:

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

Dated: April 2, 2013

Harlan D Helgeson, Sr


Shirley A Helgeson



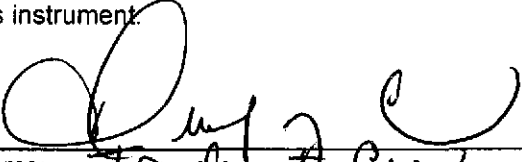
201304040078
Skagit County Auditor

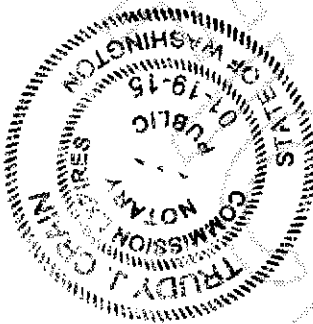
STATUTORY WARRANTY DEED
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that Harlan B. Helyson Sr
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: 4-2-13


Name: Trudy J. Cain
Notary Public in and for the State of Wash
Residing at: only in
My appointment expires: 1-19-15



STATUTORY WARRANTY DEED
(continued)

State of Washington

Yakima of Yakima County

I certify that I know or have satisfactory evidence that

Shirley A. Helgeson

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: 4-3-2013

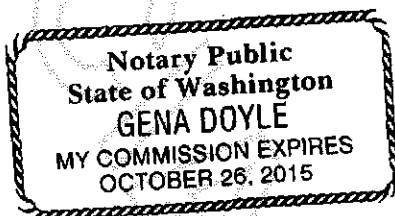
Gena Doyle

Name: Gena Doyle

Notary Public in and for the State of Washington

Residing at: Yakima County

My appointment expires: Oct. 26, 2015



201304040078
Skagit County Auditor

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 SKAGIT COUNTY SHORT PLAT NO. 20-88:

Recording No: 8809010024

2. 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 COUNTRY CLUB MEADOWS DIV. NO. 3:

Recording No: 9209210150

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 21, 1992

Auditor's No(s): 9209210151, records of Skagit County, Washington

Executed By: Piazza Construction, Inc., by Judith Montaya, Treasurer

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 21, 1992

Auditor's No(s): 9209210151, records of Skagit County, Washington

Imposed By: Country Club Meadows Homeowners' Association

5. Encroachment onto the Northern portion of said premises by wire fence appurtenant to property adjoining on the North of said premises as delineated on the plat map of Country Club Meadows Div. No. 3 Auditor's File No. 9209210150.

6. Right, title and interest of owners of property adjoining on the North to the portion of said premises lying Northerly of the wire fence running East to West across said premises.

7. City, county or local improvement district assessments, if any.

8. Assessments, if any, levied by Country Club Meadows Homeowners Association.

9. Assessments, if any, levied by Burlington Sewer District.

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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