When recorded return to:
Elizabeth Mauricio
720 N. 1st Street
Mount Vernon, WA 98273

201203230057
Skagit County Auditor
3/23/2012 Page 1 of 2 **10:37AM**

Filed for record at the request of:

CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015040

CHICAGO TITLE
620015040

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Van Pelt and Michelle Van Pelt, 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 Elizabeth Mauricio, an unmarried individual

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

Abbreviated Legal:

Ptn. Gov't Lot 9, Sec. 19, Twn. 34N, Rng. 4E W.M., as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P26564, 340419-0-218-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Order 620015040; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 21, 2012

Richard Van Pelt
Richard Van Pelt

Michelle Van Pelt
Michelle Van Pelt

MARCIA J. JENNINGS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-05-12

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Richard Van Pelt and Michelle VanPelt
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: March 21, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20127796
MAR 23 2012
Amount Paid $ 1340.00
Skagit Co. Treasurer
By Deputy

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2012

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26564 and 340419-0-218-0003

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 372.5 feet South and 222.5 feet West of the Northeast corner of Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian;
thence North a distance of 50 feet;
thence West a distance of 188.82 feet to the East line of First Street in the town of Mount Vernon, Washington as the same is now laid out and established;
thence South a distance of 50 feet;
thence East a distance of 188.82 feet to the point of beginning;

EXCEPT the East 25 feet thereof.

Situate in Skagit County, Washington

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Mount Vernon.

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.

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