UNOFFICIAL DOCUMENT

201308080090
Skagit County Auditor $74.00
8/8/2013 Page 1 of 3 1:57PM

When recorded return to:
Richard R. Rader and Cheri Rader
2004 S. 18th Street
Mount Vernon, WA 98274

Filed for record at the request of:

CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019453

CHICAGO TITLE
620019453

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas W. Ross and Beth S. Ross, 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 Richard R. Rader and Cheri Rader, husband and wife

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

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

Abbreviated Legal: LOT 5, JEFFERSON PLACE P96082

Subject to:

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

Dated: August 7, 2013

Nicholas W. Ross

Beth S. Ross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133161
AUG 08 2013
Amount Paid $ 3547.20
Skagit Co. Treasurer
By lck Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Nicholas W. Ross and Beth S. Ross 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: August 8, 2013

KATHERYN A. VIERLING
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
9-01-2014

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

EXHIBIT "A"

Order No.: 620019453

For APN/Parcel ID(s): P96082 and 4554-000-005-0004

Lot 5, JEFFERSON PLACE, according to the plat thereof, recorded in Volume 14 of Plats, page 175, records of Skagit County, Washington;

TOGETHER WITH the Easterly 5 feet of the vacated South 18th Street right-of-way, abutting said Lot 5 and as vacated by Ordinance No. 2452, of the City of Mount Vernon, recorded October 1, 1991, under Auditor's File No. 9110010030, records of Skagit County, Washington.

Situated in Skagit County, Washington.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: October 1, 1990
   Auditor's No(s).: 9010010098, records of Skagit County, Washington
   In favor of: Puget Sound Power & Light Company
   For: Electric transmission and/or distribution line, together with necessary appurtenances
   Affects: The Northerly 10 feet and the East 10 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: October 2, 1990
   Auditor's No(s).: 9010020057, records of Skagit County, Washington
   In favor of: City of Mount Vernon
   For: Sanitary Sewer
   Affects: The Northerly 20 feet of said plat

3. 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 **JEFFERSON PLACE:**

   Recording No: 9104100047

4. 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: May 13, 1991
   Auditor's No(s).: 9105130064, records of Skagit County, Washington
   Executed By: John N. Hocking, a single man
   As Follows: Grantee herein agrees to participate in any future proposed LID or PUD assessments

5. Terms and conditions as established by Mount Vernon City Ordinance No. 2452

   Recording Date: October 1, 1991
   Recording No.: 9110010030

6. Public or private easements, if any, over vacated portion of said premises.

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

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

9. 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 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.

201308080090
Skagit County Auditor $74.00
8/8/2013 Page 3 of 3 1:57PM

UNOFFICIAL DOCUMENT