



201309090061

Skagit County Auditor

\$73.00

9/9/2013 Page

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2 10:29AM

When recorded return to:

Mary Ann Hink
12103 Hilynn Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018258

CHICAGO TITLE
620018258

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth Dynes, who is married to Michael Wilson and Michael Wilson as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mary Ann Hink, a married woman as her separate estate

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

Tract 53, "VEDERE TERRACE, SKAGIT COUNTY, WASH.," according to the plat thereof, recorded in Volume 7 of Plats, Page 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P70194, 4035-000-053-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018258, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 29, 2013

Elizabeth Dynes
Elizabeth Dynes

Michael Wilson
Michael Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133666
SEP 09 2013

Amount Paid \$ 5701.⁰⁰
Skagit Co. Treasurer
By Marn Deputy

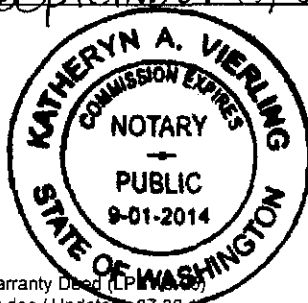
State of WASHINGTON

County _____ of SKAGIT

I certify that I know or have satisfactory evidence that

Elizabeth Dynes & Michael Wilson
_____ 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 3, 2013



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

SCHEDULE "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Burlington, a municipal corporation
Purpose:	Sewer line
Recording Date:	December 9, 1974
Recording No.:	811174
Affects:	Portion of said premises
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date:	May 13, 1958
Recording No.:	565190
3. 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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