

When recorded return to:  
Nikolai Ferrell and Meredith Linsey Kitchens  
408 Highland Avenue  
Mount Vernon, WA 98273



201105160092  
Skagit County Auditor

5/16/2011 Page 1 of 2 1:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620012949

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric Sward, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nikolai Ferrell, an unmarried individual and Meredith Linsey  
Kitchens, an unmarried individual

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

Lot 4, Block 3, CONWAY'S ADD TO THE CITY OF MOUNT VERNON, according to the plat  
thereof, recorded in Volume 3 of Plats, page 57, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P52567, 3715-003-004-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012949; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 11, 2011

Eric Sward

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1453

MAY 16 2011

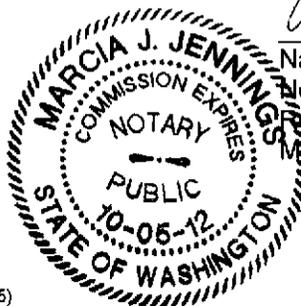
Amount Paid \$ 3832.<sup>00</sup>  
Skagit Co. Treasurer  
By *M.M.* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Eric Sward is the person(s) who appeared before  
me, and said person(s) acknowledged that he signed this of instrument and acknowledged it to be his  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11, 2011



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

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Mount Vernon.
2. City, county or local improvement district assessments, if any.
3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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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