

When recorded return to:  
William Langlois and Theresa Langlois  
1906 E. Broadway Street  
Mount Vernon, WA 98274



201105250105  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620012967

CHICAGO TITLE  
620012967

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian J Tinsley, 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 William R. Langlois and Theresa A. Langlois, husband and wife

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

Lot 1, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON,  
according to the plat thereof, recorded in Volume 7 of Plats, page 24, records of Skagit County,  
Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P54749, 3766-003-001-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Order 620012967, which is attached hereto  
and made a part hereof; and Skagit County Right To Farm Ordinance.

Dated: May 23, 2011

\_\_\_\_\_  
Brian J Tinsley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1569

MAY 25 2011

Amount Paid \$ 3,564.91

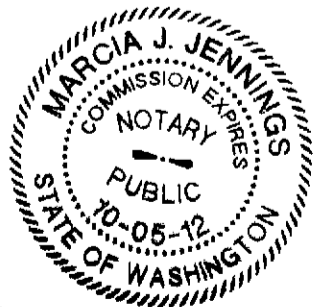
Skagit Co. Treasurer

Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Brian J. Tinsley 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 23, 2011



\_\_\_\_\_  
Name: Marcia J. Jennings

Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012

**EXHIBIT "A"**  
Exceptions

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 25, 1955  
Auditor's No(s): 512247, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer pipe line with right to enter said premises for repair and renewal  
Affects: The North 2 feet of the West 70 feet of the subject property
  
2. Covenants, conditions, and restrictions 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: February 3, 1955  
Auditor's No(s): 512718, records of Skagit County, Washington
  
3. Assessments, if any, levied by City of Mount Vernon.
  
4. City, county or local improvement district assessments, if any.
  
5. 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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