

When recorded return to:
Carolyn Lowrance
1208 South Spruce Street
Burlington, WA 98233



201107290069
Skagit County Auditor

7/29/2011 Page 1 of 3 10:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620012726

CHICAGO TITLE

620012726

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret A. Mellon, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Carolyn Lowrance, an unmarried person, as her separate estate

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

Lot 1, PLAT OF GAGES CIRCLE, according to the Plat thereof recorded under Auditor's File No. 200102130017.

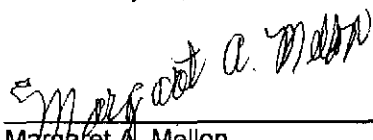
Situated in Skagit County, Washington

Tax Parcel Number(s): P117814, 4774-000-001-0000

Subject to: Covenants, conditions, restrictions and easements of record:

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

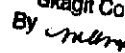
Dated: July 26, 2011


Margaret A. Mellon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2279

JUL 29 2011

Amount Paid \$ 3814.30
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

MARGARET A. MELLON
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: July 28 2011

MARCIE K. PALECK

Marcie Paleck

Name:

Notary Public in and for the State of WASHINGTON

Residing at: MOUNT VERNON

My appointment expires: October 15 2012



201107290069
Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 14, 2000
Auditor's No.: 200011140036, records of Skagit County, Washington
In favor of: Puget Sound Energy
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
2. 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 PLAT OF GAGES CIRCLE:

Recording No: 200102130017
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.

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.

