

When recorded return to:
Brian Tinsley
1620 E. Kincaid Street
Mount Vernon, WA 98274



201108110035
Skagit County Auditor

8/11/2011 Page 1 of 2 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013474

CHICAGO TITLE

620013474

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jo Ann Harke, 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 Brian J. Tinsley, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

The East Half of Lot 3 and all of Lots 4 and 5, Block 3, BROADWAY ADDITION TO MOUNT
VERNON, according to the plat thereof recorded in Volume 6 of Plats, page 7, records of Skagit
County, Washington;

Situated in Skagit County, Washington.

Tax Parcel Number(s): P52389, 3709-003-005-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013474; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof

Dated: August 10th, 2011

Jo Ann Harke
Jo Ann Harke

2423
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 11 2011
Amount Paid \$ 3867.60
Skagit Co. Treasurer
By VAF Deputy

State of WA
County of King

I certify that I know or have satisfactory evidence that
Jo Ann Harke
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: _____

Frank Ibrahim
Name: Frank Ibrahim
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 3.19.12

SPECIAL EXCEPTIONS

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.

