

When recorded return to:
Jay A. Lewis
2606 Rainbolt Place
Mount Vernon, WA 98274



201109220087
Skagit County Auditor

9/22/2011 Page 1 of 3 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013526

CHICAGO TITLE
620013526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph A. McCullough and Shawna A. McCullough, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jay A. Lewis, an unmarried man

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

Lot 52, LITTLE MOUNTAIN ADDITION TO MOUNT VERNON, according to the plat thereof,
recorded in Volume 15 of Plats, page 1, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P100662, 4566-000-052-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620013526; and Skagit
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 20, 2011

J. A. McCullough
Joseph A. McCullough

Shawna A. McCullough
Shawna A. McCullough

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

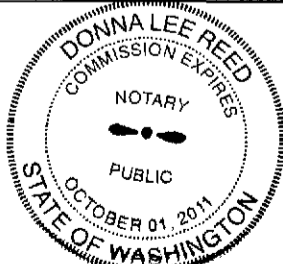
20112832

SEP 22 2011

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By Gnam Deputy

I certify that I know or have satisfactory evidence that Joseph A. McCullough and Shawna A. McCullough are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/21/11



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2011

SPECIAL EXCEPTIONS

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Company, Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet of front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. Easement delineated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads

3. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 7 feet of all lots adjacent to streets

4. Private drainage easement contained on the face of said plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

5. Restrictions contained on the face of said plat, as follows:

This property shall not at any time be used for retirement center or senior housing project, as cited in that certain deed of record as recorded December 8, 1989, under Auditor's File No. 8912080068, records of Skagit County, Washington.

6. Native Growth Protection area note on the face of said plat, as follows:

No clearing, grading, or filling of any kind, building construction or placement, or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers, removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

7. Easement delineated on the face of said plat;
For: Water
Affects: Westerly 10 feet

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by City of Mount Vernon.

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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Skagit County Auditor