

When recorded return to:
Charles William Litz and Adaline Litz
2909 E. Section St
Mount Vernon, WA 98274



201110210091
Skagit County Auditor

10/21/2011 Page 1 of 2 1:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620013921

CHICAGO TITLE
620013921

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip G. Bell and Debra A. Bell, 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 Charles William Litz and Adaline Litz, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of MOUNT VERNON SHORT PLAT NO. 4-95, approved July 8, 1995, recorded July 28,
1995, in Volume 12 of Short Plats, pages 7 and 8, under Auditor's File No. 9507280019, records of
Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter,
Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

Tax Parcel Number(s): P107740, 340421-3-038-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620013921; and Skagit
County Right To Farm Ordinance, which are attached.

Dated: October 19, 2011

Philip G. Bell, Debra Bell P.O.A. his Attorney in fact

Philip G. Bell

By: Debra A. Bell, his Attorney in Fact

Debra Bell

Debra A. Bell

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

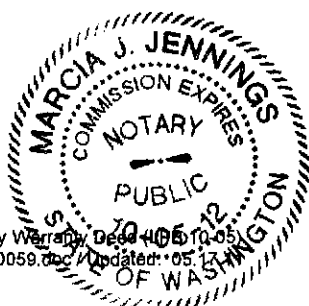
20113184

OCT 21 2011

Amount Paid \$ 3031.00
Skagit Co. Treasurer
By Shem Deputy

I certify that I know or have satisfactory evidence that Debra A. Bell is the person(s) who appeared
before me, and said person acknowledged that she signed this instrument for herself and also as the
Attorney in Fact for Philip G. Bell and acknowledged to me that she signed and sealed the same as her
own free and voluntary act and deed for herself, and also as her free and voluntary act and deed as
Attorney in Fact of Philip G. Bell in the capacity and for the uses and purposes therein mentioned, and
that said principal is not deceased nor incompetent.

Dated: October 20, 2011



Marcia J. Jennings

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

SCHEDULE "B"
Exceptions

SPECIAL EXCEPTIONS

1. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-95:

Recording No: 95072800019

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.

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.

