

When recorded return to:  
Roy Howson and Jenifer Howson  
125 W. Spruce St  
Mount Vernon, WA 98273



201111100089  
Skagit County Auditor

11/10/2011 Page 1 of 2 1:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014132

CHICAGO TITLE

620014132

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Van Selus and Trisha Van Selus, 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 Roy Howson and <sup>Jenifer</sup> ~~Jennifer~~ Howson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 9 of Section 19, Township 34 North, Range 4 East of the  
Willamette Meridian, described as follows:

Beginning at a point 602.5 feet South and 155 feet West of the Northeast corner of said section;  
Thence West a distance of 50.66 feet;  
Thence North a distance of 60 feet;  
Thence East a distance of 50.66 feet;  
Thence South 60 feet to the point of beginning;

Situated in Skagit County, Washington.

Tax Parcel Number(s): P54852, 3769-034-019-0607

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule "B", Special Exceptions, Chicago Title Insurance Company Order 620014132; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 7, 2011

Trisha Van Selus  
Trisha Van Selus

[Signature]  
Steven Van Selus

State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

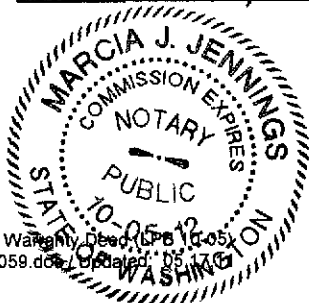
20113424

NOV 10 2011

Amount Paid \$ 1464.60  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Trisah Van Selus and Steven Van Selus 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: November 8, 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"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, created by instrument;  
Recorded: May 7, 1931  
Auditor's No.: 243200, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer lines  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
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.



201111100089

Skagit County Auditor