

When recorded return to:
Richard A Lyons and Jane A Lyons
202 S. 30th Street
Mount Vernon, WA 98274



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201112290058
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014530

CHICAGO TITLE
620014530

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Smith, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard A Lyons and Jane A Lyons, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 66, "Eastgate Addition, Plat No. 4," according to the plat thereof, recorded in Volume 14 of
Plats, Pages 72 and 73, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83577, 4509-000-066-0009

Subject to: Covenants, conditions, restrictions, and easements of record as more fully described in
Exhibit "A" attached hereto and made a part hereof.

Dated: December 27, 2011

James L. Smith

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113964

DEC 29 2011

Amount Paid \$ 3351.⁴⁰
Skagit Co. Treasurer
By *TKM* Deputy

STATUTORY WARRANTY DEED
(continued)

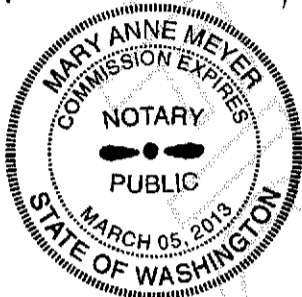
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

James & Smith
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: December 28, 2011



Mary Anne Meyer
Name: MARY ANNE MEYER
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 3-5-13



EXHIBIT "A"
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 **PLAT OF EASTGATE ADDITION PLAT NO. 4:**

Recording No: 8904280033

2. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: May 2, 1989
Recording No.: 8905020079

3. Assessments, if any, levied by City of Mount Vernon.
4. 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 (amounts do not include interest and penalties).

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.

