

When recorded return to:  
Patrick M. Mason  
2408 Fracis Road  
Mount Vernon, WA 98273



201205090064  
Skagit County Auditor

5/9/2012 Page 1 of 3 1:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015205

CHICAGO TITLE  
620015205

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet J. Harwick, who acquired title as Janet J. Blake, a married woman as her separate estate and Kerry Harwick, spouse of Janet J. Harwick, as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patrick M. Mason, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

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

Lot(s): LOT 4 CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P125059, 340409-3-015-0900

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620015205; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 4, 2012

*Janet J. Harwick*

Janet J. Harwick

*Kerry Harwick*

Kerry Harwick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012/3/7

MAY 09 2012

Amount Paid \$ 3476.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. J. Jennings* Deputy

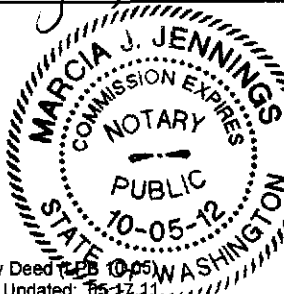
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Janet J. Harwick and Kerry Harwick

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: May 4, 2012



*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

## EXHIBIT "A"

**For APN/Parcel ID(s): P125059 and 340409-3-015-0900**

### PARCEL A:

Lot 4, CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as approved September 18, 2006 and recorded September 21, 2006 under Auditor's File No. 200609210114, records of Skagit County, Washington.

Situated in Skagit County, Washington.

### PARCEL B:

An easement for ingress, egress, water pipeline and utilities as delineated on the face of CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-091, as approved September 18, 2006 and recorded September 21, 2006 under Auditor's File No. 200609210114, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## SCHEDULE "B"

### 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-1-79:

Recording No: 895203

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Samuel A. Deniff and Olga Deniff, husband and wife  
Purpose: A driveway for vehicular and pedestrian ingress and egress  
Recording Date: December 15, 1993  
Recording No.: 9312150114

3. Covenants, conditions and restrictions 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 30, 1995  
Recording No.: 9505300076

4. 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. LU-04-091:

Recording No: 200609210114

5. Assessments, if any, levied by City of Mount Vernon.
6. 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.



201205090064  
Skagit County Auditor

## 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.