

When recorded return to:

David Payne and Elizabeth K. Proctor
16569 South Wall Street
Mount Vernon, WA 98273



201205220062
Skagit County Auditor

5/22/2012 Page 1 of 3 3:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015590

CHICAGO TITLE

620015590

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen T. Rhoades and Lisa P. Rhoades, 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 David Payne and Elizabeth K. Proctor, husband and wife

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

The Southerly 5 feet of Lot 2 and all of Lot 3, "South Wall Street Addition," according to the plat thereof, recorded in Volume 7 of Plats, Page 70, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P69696, 4017-000-003-0000

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Dated: May 18, 2012


Allen T. Rhoades


Lisa P. Rhoades

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121460
MAY 22 2012

Amount Paid \$ 3029.22
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Aiken T. Rhodes and Lisa P. Rhodes
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 21, 2012

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



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EXHIBIT "A"
Exceptions

1. 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: November 26, 1956
Recording No.: 544538

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

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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