

When recorded return to:  
Lauren E Biddle  
714 Upland Drive  
Mount Vernon, WA 98273



6/25/2012 Page 1 of 2 10:32AM

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620015771

CHICAGO TITLE  
620015771

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Helen L. Rath, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lauren E Biddle, an unmarried individual

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

Lot 6, THE UPLANDS, according to the plat thereof recorded in Volume 10 of Plats, page 43,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78145, 4206-000-006-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620015771; and Skagit  
County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 19, 2012

*Helen L. Rath*

Helen L. Rath

State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121846

JUN 25 2012

Amount Paid \$ 3369.<sup>20</sup>  
Skagit Co. Treasurer  
By *nm* Deputy

I certify that I know or have satisfactory evidence that Helen L. Rath is 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: June 22, 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



**SCHEDULE "B"**  
Special Exceptions

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
  
2. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for, and granted to Puget Sound Power and Light Company and Washington Telephone Company and their respective successors and assigns under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property, with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.
  
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: September 27, 1973  
Auditor's No(s): 791411, records of Skagit County, Washington  
Executed By: First Savings, Inc., a Washington corporation
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 7, 1911  
Auditor's No(s): 87454, records of Skagit County, Washington  
In favor of: James W. Curtis  
For: Right of way across the East Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian  
Affects: Exact location undeterminable
  
5. Sewer Line Easement:  
Recorded: November 14, 1973  
Auditor's No.: 793332, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
Affects: The South 10 feet of the West 10 feet of Lot 6
  
6. Assessments, if any, levied by City of Mount Vernon.
  
7. 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.

