

When recorded return to:
Brandon Michael Hegy and Brittany J. Hegy
810 E. Hoag Road
Mount Vernon, WA 98273



201207260104
Skagit County Auditor

7/26/2012 Page 1 of 3 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015760

CHICAGO TITLE
620015760

STATUTORY WARRANTY DEED

THE GRANTOR(S) H & R Unlimited, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brandon Michael Hegy and Brittany J. Hegy, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 27, "Johnson's Addition to Mount Vernon," according to the plat thereof, recorded in Volume 7
of Plats, Page 27, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P53303, 3732-000-027-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620015760; and Skagit County
Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 24, 2012

H & R Unlimited, LLC

BY: [Signature]
Haruichi Bearden, Member

BY: [Signature]
Roger Wills, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022255

JUL 26 2012

Amount Paid \$ 333360
Skagit Co. Treasurer
By: [Signature] Deputy

EXHIBIT "A"
Exceptions

SPECIAL 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: August 28, 1956
Recording No.: 540727

2. 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 **JOHNSON'S ADDITION TO MOUNT VERNON:**

Recording No: 509529

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.

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.



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed
Dated July 24, 2012

STATE OF WASHINGTON

COUNTY of Skagit

I certify that I know or have satisfactory evidence that

Haruichi Bearden and Roger Wills
are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the members of H & R Unlimited, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 25, 2012
Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley

My appointment expires: 10/5/2012

