

When recorded return to:
Jose E. Badillo and Maria S. Badillo
25784 Hoehn Rd
Sedro Woolley, WA 98284



201208100089
Skagit County Auditor

8/10/2012 Page 1 of 3 2:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016025

CHICAGO TITLE
620016025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn R. Richter, 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 Jose E. Badillo and Maria S. Badillo, husband and wife

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

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

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

Lot(s): 1 SP #76-78

Tax Parcel Number(s): P67944, 3966-001-047-0306

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Company Order 620016025; and Skagit County
Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 6, 2012

Marilyn R. Richter
Marilyn R. Richter

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122436
AUG 10 2012

Amount Paid \$ 2317.22
Skagit Co. Treasurer
By Sham Deputy

I certify that I know or have satisfactory evidence that

Marilyn R. Richter
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: August 7, 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"
Legal Description

For APN/Parcel ID(s): P67944 and 3966-001-047-0306

Tract 1 of Skagit County Short Plat No. 76-78, approved September 15, 1978 and recorded September 20, 1978, under Auditor's File No. 887787, in Book 3 of Short Plats, Page 20, records of Skagit County, Washington; being a portion of Lot 47, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," according to the plat thereof, recorded in Volume 3 of Plats, Page 37, records of Skagit County, Washington.

Situate in Skagit County, Washington



201208100089
Skagit County Auditor

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 **SHORT PLAT NO. 76-78:**

Recording No: 887787

2. 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.

