

When recorded return to:

Brian W. Lathrom and Donnabell S. Lathrom
1621 South 30th Street
Mount Vernon, WA 98274



201210050153

Skagit County Auditor

10/5/2012 Page

1 of

3 2:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620016794

CHICAGO TITLE

620016794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth J. Rivas and Todd J. Raabe, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Brian W. Lathrom and Donnabell S. Lathrom, husband and wife

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

Lot 1, "Little Mountain Addition, Division II," according to the plat thereof, recorded in Volume 15 of
Plats, Pages 81 through 83, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P102972, 4601-000-001-0000

Subject to: Covenants, conditions and restrictions of record as more fully described in Exhibit "A" and
Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 3, 2012

Elizabeth J. Rivas

Todd J. Raabe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123170
OCT 05 2012

Amount Paid \$3515.46
Skagit Co. Treasurer
By MG Deputy

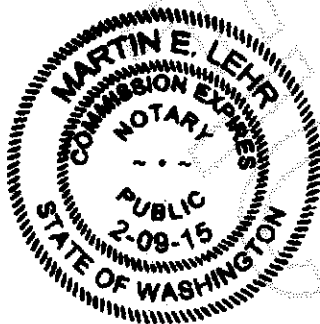
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Elizabeth J. Rivas
and Todd J. Raabe
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: October 4, 2012



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



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EXHIBIT "A"
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 **LITTLE MOUNTAIN ADDITION - DIVISION II:**

Recorded In: Volume 15 of Plats, Pages 81 thru 83

2. Reservations contained in Deed;

Recording Date: December 8, 1989

Recording No.: 8912080068

As Follows: Property shall not at any time be used for a retirement center or senior housing project

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: September 21, 1993

Auditor's No(s): 9309210090, records of Skagit County, Washington

Executed By: Alvin Rainbolt and Judy Rainbolt, husband and wife

4. Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms and conditions thereof; entered into;

By: Alvin Rainbolt and Judy Rainbolt

And Between: City of Mount Vernon

Recorded: August 18, 1992

Auditor's No. 9208180004, records of Skagit County, Washington

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.

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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