



201211090150

Skagit County Auditor

11/9/2012 Page

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2 4:20PM

When recorded return to:
Ralph Allen Oliver, II
9440 Prospect Street
Sedro Woolley, WA 98284

Filed for record at the request of:

CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016385

Chicago Title

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juanita James, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ralph Allen Oliver, II, an unmarried man

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

The North 15 feet of Lot 2 and all Lot 3, MOUNTAIN VISTA ADDITION, according to the plat
thereof, recorded in Volume 7 of Plats, page 65, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67634/3960-000-003-0009

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620016385; and Skagit County Right
To Farm Ordinance; which are attached hereto and made a part hereof.

Dated: November 9, 2012

Juanita James

Juanita James

20123610
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV - 9 2012

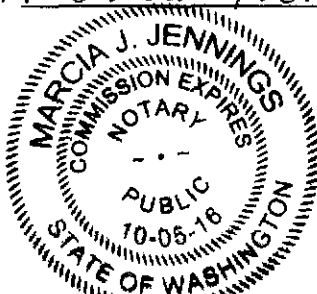
Amount Paid \$ 4276.11
By *MF* Skagit Co. Treasurer Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Juanita James

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: November 9, 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: 10/5/2016

SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Drainage Ditch

Note: Exact location and extent of easement is undisclosed of record.

2. Terms, conditions, and restrictions of that instrument entitled Ordinance No. 1481-04;
Recorded: October 13, 2004
Auditor's No(s): 200410130026, records of Skagit County, Washington
In Favor of: City of Sedro-Woolley
Affects: Said premises and other property
Which states in part, as follows:

Residential User Connection Fee. ...shall pay a special connection fee in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each residential dwelling unit connected to the sanitary sewer.

Nonresidential User Connection Fee. ...shall pay a special connection fee for each nonresidential structure or nonresidential use connected to the sanitary sewer in the sum of Three Thousand Four Hundred Twenty Six dollars (\$3,426.00) for each equivalent residential unit ("ERU").

3. 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.

