When recorded return to:
Jerry D. Houser and Evelyn J. Houser
14848 Valley View Dr.
Mount Vernon, WA 98273

201301170083
Skagit County Auditor
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Filed for record at the request of:

CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017396

CHICAGO TITLE
620017396

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik C. Sellers, a married man as his separate estate, and Regina Sellers, his spouse,

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

in hand paid, conveys, and warrants to Jerry D. Houser and Evelyn J. Houser, husband and wife

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

Tract E, SKAGIT COUNTY SHORT PLAT NO. 42-77, approved July 18, 1977, and recorded July 19, 1977, in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, records of Skagit County, Washington; being a portion of Lots 3 through 16, Valley View Addition, according to the plat thereof recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70114 / 4034-000-007-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company Order 620017396; and Skagit County Right To Farm Ordinance, which are atttached hereto and made a part hereof.

Dated: January 3, 2013

Erik C. Sellers

Regina Sellers

2013 174
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2013

Amount Paid $ 3869.38
Skagit Co. Treasurer
By MF Deputy

SCHEDULE "B"

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Erik C Sellers and Regina Sellers
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: 1-11-13

CASSANDRA M. MITCHELL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES MARCH 10, 2013

Cassandra M. Mitchell
Name: Cassadra M Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon, WA
My appointment expires: 3-10-13

SPECIAL EXCEPTIONS:

1. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: November 4, 1971
   Auditor's No(s).: 760121, records of Skagit County, Washington
   In favor of: Puget Sound Power & Light Company
   For: Electric transmission and/or distribution line, together with necessary appurtenances
   Affects:

   A right-of-way 7 feet in width having 3.5 feet of such width on each side of a centerline described as follows: As survey, staked and constructed 3.5 feet West of the East property line of Lots 3-16, inclusive, and 3.5 feet East of the West property line of Lots 19-28, inclusive.

2. Encroachment of fence appurtenant to property adjacent on the North onto said land, as disclosed by Survey recorded August 12, 2002 under Auditor's File No. 200208120106, records of Skagit County, Washington.

3. City, county or local improvement district assessments, if any.

4. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half 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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