

When recorded return to:  
James L. Mustoe and Svetlana Merkoulova  
3903 Pueblo Heights  
Mount Vernon, WA 98273



201301170095  
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.: 620017516

CHICAGO TITLE  
620017516

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Manuel Saenz and Betty J. Saenz, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to James L. Mustoe and Svetlana Merkoulova, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 124, THUNDERBIRD EAST FIRST ADDITION, according to the plat thereof recorded in  
Volume 12 of Plats, pages 20 through 22, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80877/4379-000-124-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017516; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 16, 2013

Manuel Saenz  
Manuel Saenz

Betty J. Saenz  
Betty J. Saenz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 176

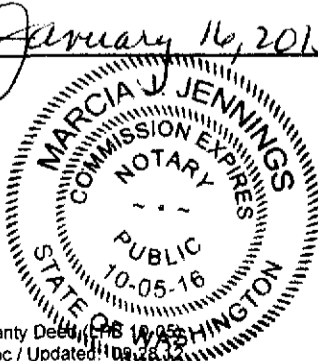
JAN 17 2013

Amount Paid \$ 4366.00  
Skagit Co. Treasurer  
By lck Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Manuel Saenz and Betty J. Saenz  
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: January 16, 2013



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. 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 THUNDERBIRD EAST FIRST ADDITION:

Recording No: 882890

2. Agreement, including the terms and conditions thereof, entered into;  
By: City of Mount Vernon, a municipal corporation  
And Between: Brachvogel Construction  
Recorded: October 17, 1979  
Auditor's No.: 7910170012, records of Skagit County, Washington  
Providing: Sewer connection
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 7, 1978  
Auditor's No(s): 886974, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.

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.

