

When recorded return to:  
Eliza R. Van Pelt  
23079 Buchanan St.  
Mount Vernon, WA 98273

201301310060  
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.: 620017397

CHICAGO TITLE  
620017397

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Orpha Wade, 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 Eliza R. Van Pelt, an unmarried woman

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

Lots 3, 7 and 8, Block 17, PLAT OF CLEAR LAKE, according to the plat thereof, recorded in  
Volume 4 of Plats, page 22 and 23, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Day Street, which has reverted to said premises by  
operation of law;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74879 4138-017-003-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620017397; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 29, 2013

Orpha Wade  
Orpha Wade

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013337  
JAN 31 2013

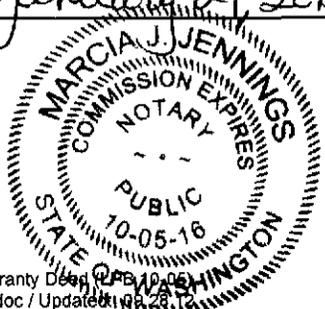
Amount Paid \$ 3262.<sup>40</sup>  
Skagit Co. Treasurer  
By Janm Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Orpha Wade  
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 29, 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: 10/15/2013



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Public and private easements, if any, over vacated portions of said premises.
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 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.

