

When recorded return to:
Teresa M. Feller and Mark K. Campbell
1807 Aemmer Place
Mount Vernon, WA 98273



201302210090
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.: 620017191

CHICAGO TITLE
620017191

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ash Ventures LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Teresa M. Feller, an Unmarried woman and Mark E. Campbell,
an Unmarried man

the following described real estate, situated in the county of Skagit,

Lot 1, CITY OF MOUNT VERNON SHORT PLAT NO. LU-07-049 (aemmer crossing), approved March
3, 2009 and recorded March 6, 2009 under Auditor's File No. 200903060122, records of Skagit County,
Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P 61675 3853-000-023-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620017191; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 19, 2013

Ash Ventures LLC

BY: Charlie Ash
Charlie Ash, General Manager/Member

BY: Lisa Ash
Lisa Ash, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013582
FEB 21 2013

Amount Paid \$ 5870.⁰⁰
Skagit Co. Treasurer
By Mark Deputy

State of Washington
County of Skagit

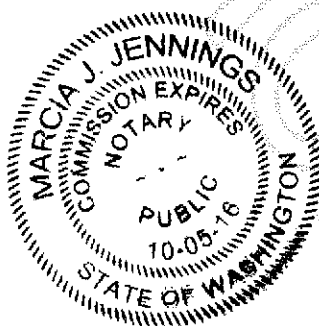
I certify that I know or have satisfactory evidence that Charlie Ash and
Lisa Ash

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager and Member of Ash Ventures, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 20, 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. Terms and conditions of City of Mount Vernon Ordinance No. 2031

Recording Date: June 12, 1981
Recording No.: 8106120017

2. Terms and conditions of city of Mount Vernon Ordinance No. 2689

Recording Date: August 24, 1995
Recording No.: 9508240035

3. Covenants, conditions and restrictions contained in instrument

Recording Date: May 9, 2006
Recording No.: 200605090069
As Follows:

"The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot"

4. Terms and conditions of City of Mount Vernon Ordinance No. 3328

Recording Date: October 11, 2006
Recording No.: 200610110005

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 14, 2008
Recording No.: 200807140096
Affects: A portion of said short plat

6. 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,



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SCHEDULE "B"
Special Exceptions

said covenant or restriction is permitted by applicable law, as set forth on CITY OF MOUNT VERNON SHORT PLAT NO. LU-07-049 (AEMMER CROSSING):

Recording No: 200903060122

7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 6, 2009
Recording No.: 200903060123

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Aemmer Crossing Homeowner's Association.

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.

