

When recorded return to:
Robert C. Stevens and Lois J. Stevens
12282 Frances Street
Burlington, WA 98233



201303220148
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.: 620018110

CHICAGO TITLE
620018110

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean F. Keeney, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert C. Stevens and Lois J. Stevens, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 11, WONDERVUE ADDITION, according to the plat thereof recorded in Volume 7 of Plats,
page 75, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70347 / 4040-000-011-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620018110; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 19, 2013

Jean F. Keeney

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013997
MAR 22 2013

Amount Paid \$ 2986.50
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jean F. Keeney
_____ 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: March 20, 2013



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, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 23, 1958
Auditor's No(s): 564424, records of Skagit County, Washington
Executed By: C.E. Magnuson
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.

