

When recorded return to:
Gary Rubio and Amy K. Rubio
1809 Sandalwood Street
Mount Vernon, WA 98273



201303270156
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.: 620018295

CHICAGO TITLE
620018295

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vicki J. Howery, 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 Gary Rubio and Amy K. Rubio, husband and wife

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

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

Lot(s): LOT 12 SANDALWOOD TGW PTN NE NE, 17-34-04, as more fully described in Exhibit
"A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P80211 / 4361-000-012-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620018295; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 22, 2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131048

MAR 27 2013

Vicki J. Howery

Amount Paid \$ 3974.40
Skagit Co. Treasurer
By *mm* Deputy

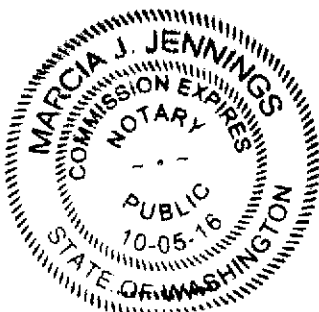
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Vicki J. Howery

 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 22, 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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80211 / 4361-000-012-0001

PARCEL A

Lot 12 "PLAT OF SANDALWOOD", as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B"

That portion of the South half of the Northeast quarter of the Northeast quarter Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South half of the Northeast quarter of the Northeast quarter;
thence South 10 feet
thence East 94.93 feet to the true point of beginning said point being the Northwest corner of Lot 12, Plat of Sandalwood",
thence North 10 feet;
thence East 89.92 feet;
thence South 10 feet to the Northeast corner of said Lot 12;
thence West 89.92 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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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 PLAT OF SANDALWOOD:
Recording No: 862248
2. Covenants, conditions, and restrictions 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: August 10, 1977
Auditor's No(s): 862312, records of Skagit County, Washington
Executed By: Sandalwood, a limited partnership, Lanney Wixson, general partner

AMENDED by instrument(s):
Recorded: May 24, 1983
Auditor's No(s): 8305240026, records of Skagit County, Washington
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 1977
Auditor's No(s): 862312, records of Skagit County, Washington
4. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Choice Homes
Recorded: June 4, 1984
Auditor's No.: 8406040017, records of Skagit County, Washington
Providing: Terms and conditions of hookup to Mount Vernon City Sewer System
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: August 28, 1986
Recording No.: 8608280019
Matters shown: Encroachment of a retaining wall appurtenant to said premises onto property adjoining to the Northeast and encroachment of a retaining wall onto the Northwest portion of said premises by approximately 3 feet.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Sandalwood Association.

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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