

When recorded return to:
Eron M. Berg and Shasta M. Berg
423 Talcott Street
Sedro Woolley, WA 98284



201303270160
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.: 620018091

CHICAGO TITLE
620018091

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tamara Ensley and Candace LaMont, sole heirs of the Estate of Francis L. Miller, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eron M. Berg and Shasta M. Berg, husband and wife

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

Lot 6 and the West 20 feet of Lot 7, Block 59, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75952 / 4150-059-007-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Company 620018091; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 14, 2013

Tamara Ensley
Tamara Ensley

Candace LaMont
Candace LaMont

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131052

MAR 27 2013

Amount Paid \$ 1785.⁰⁰
Skagit Co. Treasurer
By nam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Tamara Ensley and Candace LaMont 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 25 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro - Washington
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.



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