

When recorded return to:
Hector Hernandez and Nelly Valtierra-Agredano
18370 Cascade Street
Mount Vernon, WA 98273



201303280092
Skagit County Auditor

3/28/2013 Page 1 of 4 10:23AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018370

CHICAGO TITLE
620018370

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Tidrington and Theresa A. Tidrington, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Hector Hernandez and Nelly Valtierra-Agredano, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): LOT 3 SKAGIT COUNTY SHORT PLAT NO. 92-010

Tax Parcel Number(s): P102004 / 340419-2-005-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 26, 2013

Michael Tidrington

Theresa A. Tidrington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131059
MAR 28 2013

Amount Paid \$ 2381.30
Skagit Co. Treasurer
By Deputy

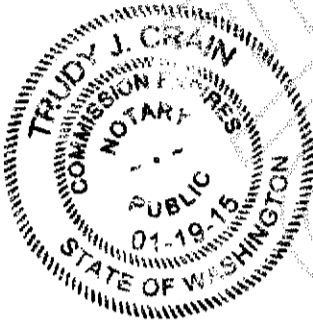
STATUTORY WARRANTY DEED

(continued)

State of Wash
county of Skagit

I certify that I know or have satisfactory evidence that
Michael Tidrington + Theresa A. Tidrington
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: 3-26-13



[Signature]
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: only in
My appointment expires: 1-19-15



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102004 / 340419-2-005-0100

PARCEL A:

Tract 3 of Skagit County Short Plat No. 92-010, located in the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., approved June 11, 1992 and recorded on June 11, 1992 in Volume 10 of Short Plats, Pages 90 and 91, under Auditor's File No. 9206110070, records of Skagit County, Washington.

Situate in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, across and under the South 20 feet and the North 30 feet of the East 50 feet of Tract 2, Skagit County Short Plat No. 92-010, as delineated and located in the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East, W.M., approved June 11, 1992 and recorded on June 11, 1992 in Volume 10 of Short Plats, Pages 90 and 91, under Auditor's File No. 9206110070, records of Skagit County, Washington.

Situate in Skagit County, Washington



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EXHIBIT "B"
Exceptions

1. Unrecorded easement in favor of Puget Sound Power and Light Company as disclosed by Skagit County Assessor's Tax Account No. 193404-2-005-0006.
2. 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 SKAGIT COUNTY SHORT PLAT NO. 92-010:

Recording No: 9206110070
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 11, 1992
Recording No.: 9206110070
Matters shown: Fences along the West line, North line and the Southerly portion of said premises.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Construction and maintenance of a water line, lines or related facilities
Recording Date: March 10, 1993
Recording No.: 9303100049
Affects: A portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 20, 1993
Recording No.: 9305200063
Affects: A portion of said premises
6. City, county or local improvement district assessments, if any.

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.

