



201304260102

Skagit County Auditor \$73.00  
4/26/2013 Page 1 of 2 2:02PM

When recorded return to:  
Justin El-Smeirat  
210 Kay Ave  
Burlington, WA 98233

Filed for record at the request of:



425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620018405

CHICAGO TITLE  
620018405

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alan Dean Papen, Personal Representative of the Estate of Joyce E. Bowen, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin El-Smeirat, an unmarried person

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

Lot 40, GILKEY'S ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 7 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): P72583 / 4085-000-040-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620018405, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 22, 2013

Estate of Joyce E. Bowen, deceased

BY: Alan Dean Papen, Personal Representative  
Alan Dean Papen, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131488

APR 26 2013

Amount Paid \$ 2851.<sup>22</sup>  
Skagit Co. Treasurer  
By Linam Deputy

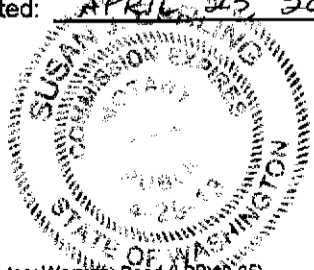
State of WASHINGTON

COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that

ALAN DEAN PAPEN  
(S) are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Joyce E. Bowen, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: APRIL 23, 2013



Susan J. Earling  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4-29-13

**SCHEDULE "B"**

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 18, 1927  
Auditor's No(s).: 203792, records of Skagit County, Washington  
In favor of: Pacific Telephone and Telegraph Company  
For: Right to place and maintain anchor with necessary appurtenances  
Affects: Undisclosed of record
  
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 GILKEY'S ADDITION TO BURLINGTON.  
  
Recording No: 511757
  
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: September 30, 1955  
Auditor's No(s).: 525143, records of Skagit County, Washington  
Executed By: Skagit Land Co., a corporation
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 27, 1930  
Auditor's No(s).: 234986, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
5. Assessments, if any, levied by City of Burlington.
  
6. 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.

