



201305030148

Skagit County Auditor

\$74.00

5/3/2013 Page

1 of

3

1:41PM

When recorded return to:

Parrish R. Miller and Subrina K. Miller
14836 Avon Allen Road
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620014898

CHICAGO TITLE
620014898

STATUTORY WARRANTY DEED

THE GRANTOR(S) James H. Lam and Corrine D. Lam, 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 Parrish R. Miller and Subrina K. Miller, 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.)

A portion of the SE Quarter of the SE Quarter of Section 14, Township 34 North, Range 3 East of
the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made
a part hereof.

Tax Parcel Number(s): P21993, P21994, 340314-4-017-0103, 340314-4-017-0202

Dated: April 29, 2013

James H. Lam
James H. Lam

Corrine D. Lam
Corrine D. Lam

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013/6/2

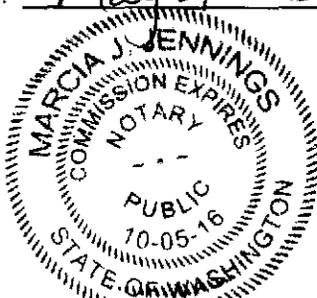
MAY 03 2013

Amount Paid \$ 6,199.40
Skagit Co. Treasurer
By ham Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
James H. Lam and Corrine D. Lam
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: May 2, 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): P21993, P21994, 340314-4-017-0103 and 340314-4-017-0202

Parcel A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Section 14 which lies 845 feet North of the Southeast corner of said section;

Thence North along said section line a distance of 150 feet;

Thence West parallel to the South line of said section a distance of 340 feet;

Thence South parallel to the East line of said section a distance of 150 feet;

Thence East parallel to the South line of said section to the point of beginning.

EXCEPT therefrom right-of-way for Avon-Allen Road along the East line thereof.

Situated in Skagit County, Washington

Parcel B:

That portion of the Southeast Quarter of the Southeast Quarter of Section 14, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision;

Thence North a distance of 845 feet;

Thence West to a point which lies 5 feet East of the East line of a barn or said East line extended South, said point being the true point of beginning;

Thence South parallel with the East line of said barn extended South to a point which lies 5 feet South of the South line of said barn, extended East;

Thence West parallel with the South line of said barn and its East and West extensions to a point which is 5 feet East of the West line of said barn extended South;

Thence North parallel with the West line of said barn, and its North and South extensions to a point which lies 5 feet North of the North line of said barn extended West;

Thence East parallel with the North line of said barn and its Westerly extension to a point which lies on the West line of that certain tract conveyed to Martha S. Roach and Roy Roach by deed recorded May 24, 1985 under Auditor's File No. 8505240025, records of Skagit County, Washington;

Thence South along said West line to the Southwest corner of said Roach Tract;

Thence East along the South line of said Roach Tract to the true point of beginning.

Situated in Skagit County, Washington



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SCHEDULE "B"

Special Exceptions

SPECIAL EXCEPTIONS

1. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: August 26, 2003
Auditor's No(s): 200308260063, records of Skagit County, Washington

2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: August 26, 2003
Auditor's No(s): 200308260064, records of Skagit County, Washington

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 (amounts do not include interest and penalties):

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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