



201305070060

When recorded return to:
Robert D. McCoy and Erika L. McCoy
13829 Avon Allen Rd
Mount Vernon, WA 98273

Skagit County Auditor

\$74.00

5/7/2013 Page

1 of

3 1:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018135

CHICAGO TITLE
620018135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald W. Dobbins and Janet L. Dobbins, 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 Robert D. McCoy and Erika L. McCoy, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 92-049, approved March 29, 1993, and recorded
March 31, 1993, in Volume 10 of Short Plats, page 178, under Auditor's File No. 9303310018,
records of Skagit County, Washington; being a portion of Government Lot 4, Section 12, Township
34, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

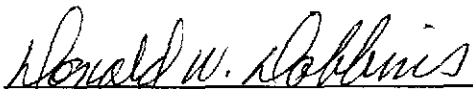
Abbreviated Legal: (Required if full legal not inserted above.)

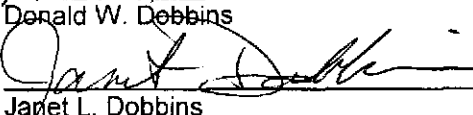
Tax Parcel Number(s): 340312-0-045-0302, P103185

Subject to:

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

Dated: May 1, 2013


Donald W. Dobbins


Janet L. Dobbins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131664

MAY 07 2013

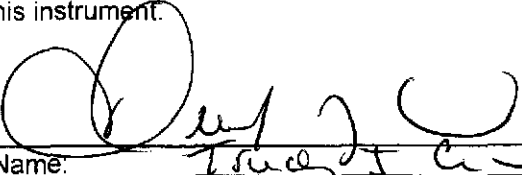
Amount Paid \$ 5,665.40
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASH
County of Skagit

I certify that I know or have satisfactory evidence that
Donald W Dobbins + Janet L Dobbins
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: 5-1-13


Name: Tracy A
Notary Public in and for the State of WASH
Residing at: only
My appointment expires: 1-18-15

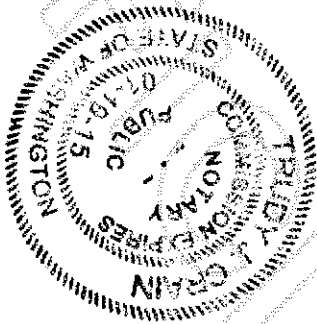


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: August 2, 1983
Auditor's No(s): 8308020044
In favor of: Public Utility District No. 1
For: Pipelines and appurtenances
Affects: Said premises and other property

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 Short Plat No. 92-049:

Recording No: 9303310018

3. Terms, conditions, and restrictions of that instrument entitled Natural Resource Lands:

Recorded: December 9, 1996
Auditor's No(s): 9612090105

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.

