

When recorded return to:

Richard L. Stephens and Patricia S. Stephens
827 John Liner Road
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
5/29/2013 Page 1 of 3 3:57PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018602

CHICAGO TITLE
620018602

STATUTORY WARRANTY DEED

THE GRANTOR(S) Penny D. Stubbs, Who Aquired title as Penny D. Schons, and Albert C. Stubbs,
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 Richard L. Stephens and Patricia S. Stephens, husband and
wife

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

Lot 1, PLAT OF CASCADE PARK ADDITION, according to the plat thereof recorded in Volume 7
of Plats, page 56, records of Skagit County, Washington; being a portion of the Northeast Quarter
of Section 24, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 4154-000-001-0005, P76320

Subject to:

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

Dated: May 16, 2013

Penny D. Stubbs
Penny D. Stubbs

Albert C. Stubbs
Albert C. Stubbs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 1964
MAY 29 2013

Amount Paid \$ 3814.20
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED

(continued)

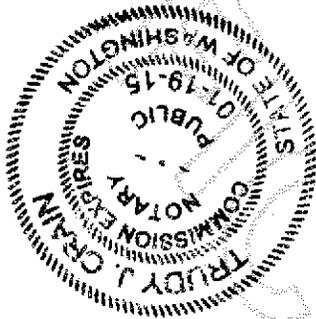
State of Wash

County of Skagit

I certify that I know or have satisfactory evidence that Penny D. Stubbs + Albert C stubbs 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: 5-17-13

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



201305290114

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, imposed by instrument;

Dated: June 19, 1985
Recorded: June 19, 1985
Auditor's No.: 8506190016
In favor of: Lots, 1, 2 and 8 of said plat
For: Sewer line
Affects: The Southwesterly portion of said premises

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 4, 1966
Recording No.: 533917

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 20, 1960
Recording No.: 596786

4. 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 PLAT OF CASCADE PARK ADDITION:

Recording No: 533190

5. 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 SURVEY:

Recording No: 2009060023

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by city of Sedro Woolley.

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.

