

When recorded return to:
Josh Anderson and Lyn Anderson
1905 Sparrs Lane
Burlington, WA 98233



Skagit County Auditor \$73.00
5/31/2013 Page 1 of 2 10:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017526

CHICAGO TITLE
620017526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip W. LaMay, who is married to Kate Sharp-Lamay, and Kate Sharp-Lamay as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Josh Anderson and Lyn Anderson, husband and wife

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

Lot 3, SPARRS' 4TH ADDITION, a replat of a portion of Tract 56 Burlington Acreage Property, Skagit County, Washington, according to the plat thereof, recorded in Volume 9 of Plats, page 45 and 46, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72817 / 4093-000-003-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620017526, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 29, 2013

Philip W. LaMay
Philip W. LaMay
Kate Sharp-Lamay
Kate Sharp-Lamay

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 1996
MAY 31 2013

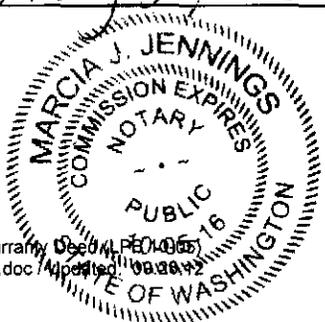
Amount Paid \$ 1,780.55
Skagit Co. Treasurer
By MAM Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Philip W. LaMay and Kate Sharp-Lamay 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 30, 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: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Provisions contained in Commissioners File No. 11597, regarding a portion of the premises subject to all easements and franchises 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 SPARRS' 4TH ADDITION:
Recording No: 705233
3. Assessments, if any, levied by City of Burlington.
4. City, county or local improvement district assessments, if any.
5. 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.



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