



201306050059

When recorded return to:
James J. Finnerty and Judy L. Finnerty
16750 Dunbar Rd
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
6/5/2013 Page 1 of 3 2:06PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018710

CHICAGO TITLE
620018710

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arno Zielke and Barbara Zielke, 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 James J. Finnerty and Judith L. Finnerty, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

The North 215 feet of the West 110 feet of the North half of the Northeast quarter of the Northeast
quarter of Section 23, Township 34 North, Range 3 East of W.M., Except Dunbar Road.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P22356, 340323-1-025-0001

Subject to:

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

Dated: June 3, 2013

Arno Zielke

Arno Zielke

Barbara Zielke

Barbara Zielke

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132097

JUN 05 2013

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that James J. Finnerty and Judith L. Finnerty
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 4, 2013

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Selro-Woolley WA
My appointment expires: 10/15/2016

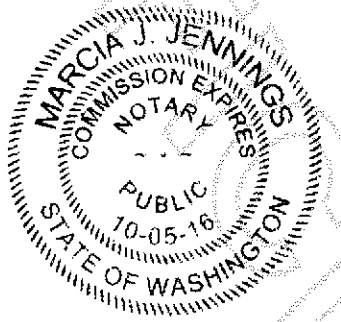


EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: January 16, 1964
Recording No.: 645538
Affects: Portion of said premises

2. Title Notification, and the terms and conditions thereof;

Recording Date: September 14, 2001
Recording No.: 200109140127

3. Title Notification, and the terms and conditions thereof;

Recording Date: September 14, 2001
Recording No.: 200109140128

4. 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.



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