



201306110069

When recorded return to:
Justin Tamblin and Sally Tamblin
100 S. 28th St
Mount Vernon, WA 98274

Skagit County Auditor \$73.00
6/11/2013 Page 1 of 2 10:35AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018673

CHICAGO TITLE
620018673

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam J. Schuehle and Mindy R. Schuehle, 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 Justin Tamblin and Sally Tamblin, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, PLAT OF EASTMONT, according to the plat thereof, recorded in Volume 15 of Plats,
pages 199, 200 and 201, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106563, 4637-000-020-0009.

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

Dated: June 7, 2013

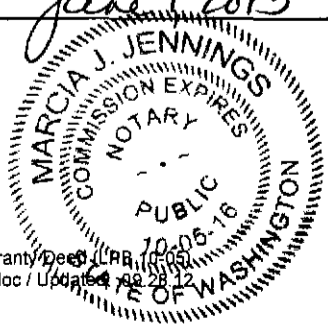
Adam J. Schuehle
Adam J. Schuehle
Mindy R. Schuehle
Mindy R. Schuehle

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132173
JUN 11 2013
Amount Paid \$ 3,565.⁰⁰
Skagit Co. Treasurer
By Juan Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Adam J. Schuehle and Mindy R. Schuehle
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: June 7, 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 EASTMONT:**
Recording No: 9410110061
2. Terms and conditions of the City of Mount Vernon Ordinance;
Recorded: July 18, 1990
Auditor's No.: 9007180053, records of Skagit County, Washington
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: October 27, 1994
Auditor's No(s): 9410270072, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 27, 1994
Auditor's No(s): 9410270073, records of Skagit County, Washington
Imposed By: John Hocking, John Lind, and Sandra Hocking
5. Covenants, conditions and restrictions 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: May 14, 2004
Recording No.: 200405140166
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Dues, charges and assessments, if any, levied by Eastmont Association.

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.

