

When recorded return to:  
Paul E Kugel and Pamela S Kugel  
1002 Fidalgo Street  
Sedro Woolley, WA 98284



201306140143

Skagit County Auditor

\$74.00

6/14/2013 Page

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3 2:07PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018937

CHICAGO TITLE

620018937

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Kooy and Holly Kooy, husband and wife *on 4-4-13 and all times since*  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Paul E Kugel and Pamela S Kugel, a married couple

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

The East Half of the following described tract of land:

Lots 16 and 17, Block 73, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated West Half of Graves Street adjoining said premises which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111131 / 4150-073-016-0000

Subject to: Covenants, conditions, restrictions, and easements of record and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 12, 2013

Michael Kooy  
  
Holly Kooy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 2270

JUN 14 2013

Amount Paid \$ 2,406.22  
Skagit Co. Treasurer  
By *mm* Deputy

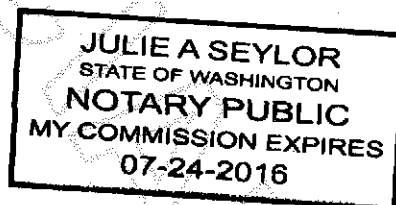
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that  
Michael Kooy & Holly Kooy  
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: 6/13/13

Julie A. Seylor  
Name: Julie A. Seylor  
Notary Public in and for the State of WA  
Residing at: Everton WA  
My appointment expires: 7/24/16



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**EXHIBIT "A"**  
Exceptions

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073

2. Public or private easements, if any, over vacated portion of said premises.
3. Assessments, if any, levied by City of Sedro-Woolley.
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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