

UNRECORDED



When recorded return to:
Daniel J. Holden
410 S. Regent Street
Burlington, WA 98233

Skagit County Auditor \$73.00
6/14/2013 Page 1 of 2 2:52PM

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018554

CHICAGO TITLE
620018554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew L. Joyce and Jenifer L. Joyce, 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 Daniel J. Holden, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10 and the West 20 feet of Lot 9, Block 66, AMENDED PLAT OF BURLINGTON, according to
the plat thereof, recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P71739, 4076-066-010-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620018554, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 12, 2013

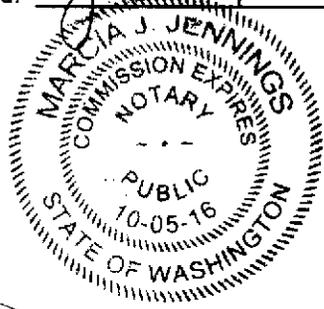
[Signature]
Matthew L. Joyce
[Signature]
Jenifer L. Joyce

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 2273
JUN 14 2013
Amount Paid \$ 3,200.00
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Matthew L. Joyce and Jenifer L. Joyce
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 12, 2013



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

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Granted to: City of Burlington
 Purpose: Public Sewer Line
 Recording Date: May 12, 1947
 Recording No.: 404285
 Affects: Portion of said premises and other property

- 2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 2, 2006
 Recording No.: 200605020130
 Matters shown: 1. Fence, which the seller has disclosed as appurtenant to the real estate under search, constructed near the easterly property line of the real estate under search is located 3.6 feet, more or less, westerly of the easterly property line as described in Schedule A. 2. Right, title, and interest of parties in possession of the real estate under search located between said fence as constructed and the easterly boundary of the property as described in Schedule A.

- 3. Assessments, if any, levied by City of Burlington.
- 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.

