



Skagit County Auditor \$73.00
6/20/2013 Page 1 of 2 3:45PM

When recorded return to:
Debra A. Bell
409 N 30th St
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019175

CHICAGO TITLE
620019175

STATUTORY WARRANTY DEED

THE GRANTOR(S) Viola C. Lujan, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Debra A. Bell, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, PLAT OF SKAGIT ORCHARDS, according to the plat thereof, recorded September 24,
2001, under Auditor's File No. 200109240161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118382 / 4781-000-040-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019175, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 18, 2013

Viola C. Lujan by Linda L. McCarthy her attorney in fact
Viola C. Lujan by Linda L. McCarthy, her attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132369
JUN 20 2013

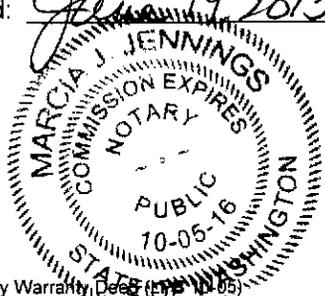
State of Washington
County of Skagit

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By Linda L. McCarthy Deputy man

I certify that I know or have satisfactory evidence that Linda L. McCarthy

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as Attorney in Fact for Viola C. Lujan to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.

Dated: June 19 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: 10/5/2016

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 SKAGIT ORCHARDS:

Recording No: 200109240161
2. Terms and conditions of Variance No. PP 00 0567;
Recorded: January 26, 2001
Auditor's No.: 200101260088, records of Skagit County, Washington
Providing: Approval of preliminary plat of "Skagit Orchards"
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: March 12, 2002
Auditor's No(s).: 200203120075, records of Skagit County, Washington
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.

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.

