

When recorded return to:  
Alfredo Avila  
3210 Eastwind St  
Mount Vernon, WA 98273



Skagit County Auditor  
6/27/2013 Page 1 of 3 3:50PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019023

CHICAGO TITLE  
620019023

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Harvey C. Anderson and Evelyn L. Anderson, 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 Alfredo Avila , a single person and Magdaleno Abila Castruita,  
a married person

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

Lot 61, PLAT OF EASTWIND, according to the plat thereof recorded in Volume 12 of Plats, pages  
31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81015 / 4384-000-061-0004

Subject to:

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

Dated: June 26, 2013

Harvey C. Anderson  
  
Evelyn L. Anderson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132476  
JUN 27 2013

Amount Paid \$ 2764.00  
Skagit Co. Treasurer  
By Deputy

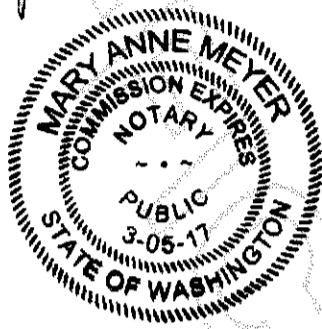
**STATUTORY WARRANTY DEED**

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Harvey C. Anderson and Evelyn L. Anderson 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 27, 2013



Mary Anne Meyer

Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Delta-Walley, WA  
My appointment expires: 3-5-17



201306270127

**EXHIBIT "A"**  
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 EASTWIND:  
Recording No: 889957
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 4, 1977  
Auditor's No(s): 851951, records of Skagit County, Washington  
In favor of: Continental Telephone  
For: Right-of-way for constructing, maintaining, and operating telephone lines
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 16, 1979  
Auditor's No(s): 7910160026, records of Skagit County, Washington
4. 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: December 15, 1981  
Auditor's No(s): 8112150040, records of Skagit County, Washington
5. Standard Participation Agreement and the terms and conditions thereof;  
Recorded: November 28, 1988  
Auditor's File No.: 8811290037, records of Skagit County, Washington
6. Assessments, if any, levied by City of Mount Vernon.
7. 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.

