

When recorded return to:
Vernal P. Hughes, Jr and DeAnn Hughes
27098 Hoehn Rd
Sedro Woolley, WA 98284



Skagit County Auditor \$73.00
7/2/2013 Page 1 of 2 1:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019223

CHICAGO TITLE
620019223

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn Hunt, also shown of record as Lynn B. Hunt and Katheryn V. Hunt, 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 Vernal P. Hughes and DeAnn Hughes, husband and wife

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

Tract 2, SKAGIT COUNTY SHORT PLAT NO. 14-89, approved June 16, 1989, and recorded June 29, 1989, in Volume 8 of Short Plats, page 139, under Auditor's File No. 8906290012, records of Skagit County, Washington; being a portion of Tracts 38, 39 & 42, in Tract 2 of Peavey's Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68025 / 3966-002-042-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019223, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: June 28, 2013

[Signature]
Lynn Hunt
[Signature]
Katheryn V. Hunt

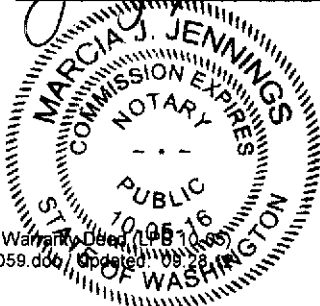
State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132570
JUL 02 2013

Amount Paid \$ 7107.²⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Lynn Hunt and Katheryn V. Hunt 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: July 1, 2013



[Signature]
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2017

SCHEDULE "B"

SPECIAL EXCEPTIONS

- 1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 30, 1925
 Auditor's No(s): 185352, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

- 2. 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 SKAGIT COUNTY SHORT PLAT NO. 14-89:

Recording No: 8906290012

- 3. Terms, conditions, and restrictions of that instrument entitled Variance No. 88-053;
 Recorded: January 20, 1989
 Auditor's No(s): 8901200022, records of Skagit County, Washington
 Regarding: Subdividing said premises and other property

- 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.

