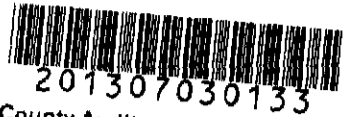


When recorded return to:
Ian C. Semanko
204 E. Spruce
Mount Vernon, WA 98273



Skagit County Auditor
7/3/2013 Page 1 of 2 \$73.00
3:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018994

CHICAGO TITLE
620018994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kermit Houck and Julie Houck, 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 Ian C. Semanko, a single person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 8, Block 3, PAPE'S ADDITION TO THE CITY OF MOUNT VERNON, according to the plat
thereof recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54006 / 3750-003-008-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620018994, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance.

Dated: June 28, 2013

Kermit Houck
Kermit Houck
Julie Houck
Julie Houck

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132607

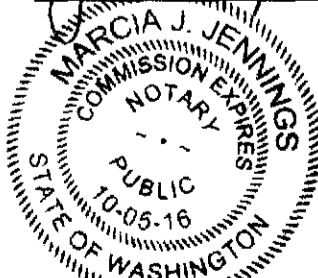
JUL 03 2013

Amount Paid \$ 3182.30
Skagit Co. Treasurer
By *KL* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Kermit Houck and Julie Houck
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 28, 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. Assessments, if any, levied by City of Mount Vernon.
2. 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.

