

When recorded return to:
Chris Lowe and Hanh Tran
861 S. 48th Street
Renton, WA 98055



Skagit County Auditor \$75.00
7/10/2013 Page 1 of 4 1:38PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019330

CHICAGO TITLE
620019330

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Lennartz-Faller, unmarried as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chris Lowe and Hanh Tran, a married couple

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

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

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

PTN NW NE, 14-34-04

Tax Parcel Number(s): P21896 / 340314-0-056-0004, P21897 / 340314-0-057-0003

Subject to:

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

Dated: July 8, 2013

Susan Lennartz-Faller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132679
JUL 10 2013

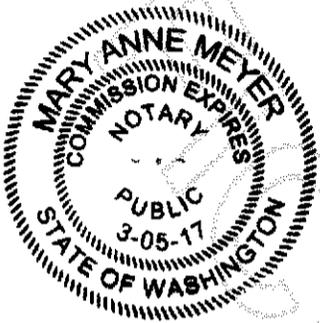
Amount Paid \$ 6235.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
[Signature]
(s) 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 3, 2013



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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21896 / 340314-0-056-0004 and P21897 / 340314-0-057-0003

Parcel A:

That portion of the Northwest quarter of the Northeast quarter of Section 14, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence South 88° 20' 30" East along the North line of said subdivision a distance of 1077.75 feet, thence South 1° 39' 30" West 30.0 feet to the South line of the County Road, and the true point of beginning; thence South 1° 39' 30" West a distance of 158.00 feet; thence South 88° 20' 30" East a distance of 110 feet; thence North 1° 39' 30" East a distance of 158 feet to the South line of the County Road; thence North 88° 20' 30" West along said Road a distance of 110.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Northwest quarter of the Northeast quarter of Section 14, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence South 88° 20' 30" East along the North line of said subdivision a distance of 1077.75 feet; thence South 1° 39' 30" West 30.0 feet to the South line of the County Road; thence South 1° 39' 30" West a distance of 158.00 feet; thence South 88° 20' 30" East, a distance of 110.00 feet to the true point of beginning of this description; thence continue South 88° 20' 30" East to the East line of said Northwest quarter of the Northeast quarter; thence North along the East line of said subdivision to the South line of the County Road; thence West along the South line of said County Road to a point that lies North 1° 39' 30" East of the true point of beginning; thence South 1° 39' 30" West to the true point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Title Notification - Special Flood Hazard Area and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170006
2. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170007
3. Title Notification - Development Activities On or Adjacent to Designed Natural Resource Lands Pursuant to SCC 14.16.870 and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170008
4. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof
Recording Date: June 23, 2008
Recording No.: 200806230180
5. City, county or local improvement district assessments, if any.

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.

