

When recorded return to:
John A. Kimball
14300 Trillium Blvd, SE #14
Mill Creek, WA 98012



201307120163

Skagit County Auditor \$74.00
7/12/2013 Page 1 of 3 1:59PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019088

CHICAGO TITLE
620019088

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas L. Rowe and Patricia A. Rowe, 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 John A. Kimball, an unmarried person

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

Tract C, SKAGIT COUNTY SHORT PLAT NO. 42-77, approved July 18, 1977, and recorded July 19, 1977, in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, records of Skagit County, Washington; being a portion of Lots 3 through 16, Valley View Addition, according to the plat thereof recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70112 / 4034-000-005-0007

Subject to:

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

Dated: July 10, 2013

Douglas L. Rowe

Patricia A. Rowe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132725

JUL 12 2013

Amount Paid \$ 3,208.11
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Idaho

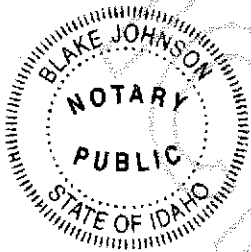
County of Bingham

I certify that I know or have satisfactory evidence that

Douglas L Rowe and Patricia A Rowe
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: 7-11-2013

Blake Johnson
Name: BLAKE JOHNSON
Notary Public in and for the State of Idaho
Residing at: Arbon, Id 83212
My appointment expires: 4-23-2015



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EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 4, 1971
Auditor's No(s): 760121, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

A right-of-way 7 feet in width having 3.5 feet of such width on each side of a centerline described as follows: As survey, staked and constructed 3.5 feet West of the East property line of Lots 3-16, inclusive, and 3.5 feet East of the West property line of Lots 19-28, inclusive.

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. 42-77:

Recording No: 860874

3. Issues of fencing not consistent with boundary line as delineated under Survey recorded August 12, 2002, under Auditor's File No. 200208120106, records of Skagit County, Washington.

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.



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