



201307250105

When recorded return to:
Margaret R. Vail
915 Marshall Ave
Sedro Woolley, WA 98284

Skagit County Auditor \$73.00
7/25/2013 Page 1 of 2 3:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019007

CHICAGO TITLE
620019007

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matt G. Guerero and Shannon A. Guerero, 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 Margaret R. Vail, an unmarried person

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

Lots 13, 14 and the West Half of Lot 15, Block 2, PLAT OF CENTRAL ADDITION TO SEDRO,
according to the plat thereof, recorded in Volume 1 of Plats, page 31, records of Skagit County,
Washington;
(Also known as Tract E of that Survey recorded February 3, 1993, in Volume 13 of Surveys, page
200, under Auditor's File No. 9302030092, records of Skagit County, Washington).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P101752 / 4156-002-015-0003

Subject to: Conditions, covenants, restrictions, easements of record as more fully described in Chicago
Title Company Order 620019007, Schedule B, Special Exceptions; and Skagit Country Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: July 23, 2013

Matt G. Guerero
Matt G. Guerero

Shannon A. Guerero
Shannon A. Guerero

20132934
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

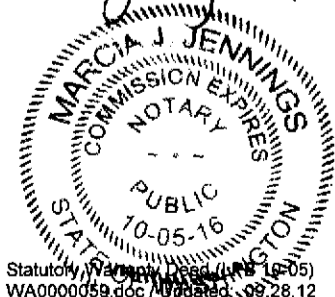
JUL 25 2013

Amount Paid \$ 3009.50
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Matt G. Guerero and Shannon A. Guerero 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 24, 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. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
 Recorded: October 26, 1992
 Auditor's No(s): 9210260111, records of Skagit County, Washington
 Executed By: Wava Masterson and Leslie Maurice Huggins
 As Follows:
 The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot
2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.

