



201307260125

Skagit County Auditor \$74.00
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When recorded return to:
Ronald J. Arendse
3348 Swan Rd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018317

CHICAGO TITLE
620018317

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanna Walker, a married woman 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 Ronald J. Arendse, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

A portion of the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North,
Range 4 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached
hereto and made a part hereof.

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

Tax Parcel Number(s): P24328 / 340409-1-010-0003, P101470 / 340409-0-025-0400

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 6200 18317, Schedule B, Special Exceptions; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: July 24, 2013

Jeanna Walker
Jeanna Walker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132964

JUL 26 2013

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By MG Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeanna Walker
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 25, 2013

Marcia Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016

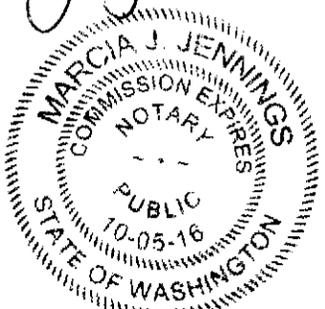


EXHIBIT "A"

Order No.: 620018317

For APN/Parcel ID(s): P24328 / 340409-1-010-0003 and P101470 / 340409-0-025-0400

Parcel A:

The South 290 feet of the East 150 feet of the North 310 feet of the Southwest Quarter of the Northeast Quarter of Section 9, Township 34 North, Range 4 East of the W.M.

Together with the East 150 feet of Tract C, SKAGIT COUNTY SHORT PLAT NO. 16-71, approved December 8, 1971 and recorded January 15, 1992 under Auditor's File No. 9201150003, records of Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of Tract B of Short Plat No. 16-71, approved December 8, 1971 and recorded January 25, 1992 under Auditor's File No. 9201150003, in Volume 1040 of Official Records, pages 436 through 440 inclusive; and a non-exclusive easement for ingress, egress and utilities over, under and across the East 30 feet of the North 30 feet of that portion of Tract C of said Short Plat No. 16-71 which lies West of the East line of Tract B of said Short Plat extended southerly; as created by instrument, upon and subject to all the provisions therein contained, dated 17 August, 1992, recorded 24 August 1992, under recording number 9208240099, records of Skagit County, Washington

Situated in Skagit County, Washington.



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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. 16-71:

Recording No: 9201150003

2. Terms and conditions contained in deed

Recording Date: June 16, 1992

Recording No.: 9206160109

As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot."

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 11, 2001

Recording No.: 200101110141

Matters shown: Location of a fence along the Easterly line of said premises that meanders East and West of said East line.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 19, 2006

Recording No.: 200612190063

Matters shown: Encroachment of a fence onto property adjacent on the South by an undisclosed amount

5. Assessments, if any, levied by City of Mount Vernon.
6. 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.

