

When recorded return to:
John A. Fernandez and Cynthia G. Fernandez
132 Talcott Street
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
7/30/2013 Page 1 of 4 3:43PM

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017450

CHICAGO TITLE
620017450

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor R. Brugliera, II and Julia L. Brugliera, 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. Fernandez and Cynthia G. Fernandez, Husband and
Wife

the following described real estate, situated in the , :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF *P75884*
Abbreviated Legal: *PTM. Lots 25, 26 and 27, Block 4B,*
Subject to: *First Add. to the Town of Sedro*
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 26, 2013

Victor R. Brugliera II

Victor R. Brugliera, II
Julia L. Brugliera

Julia L. Brugliera

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133005
JUL 30 2013
Amount Paid \$ *4099.02*
Skagit Co. Treasurer
By *MG* Deputy

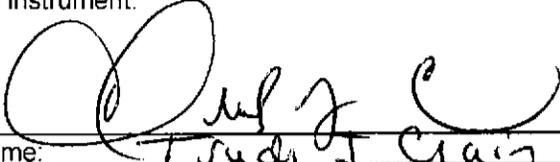
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Victor R. Bruglieri II + Julia L. Bruglieri
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 7-26-13


Name: Tracy J. Crain
Notary Public in and for the State of Wash
Residing at: Willington
My appointment expires: 1-19-15

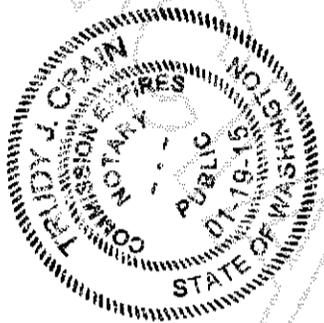


EXHIBIT "A"

Order No.: 620017450

For APN/Parcel ID(s): 4150-048-027-0008 / P75884

PARCEL A:

The South 95 feet of Lots 25, 26 and 27, Block 48, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

EXCEPT that portion of said Lot 25 lying East of the West line of Metcalf Street projected Southerly and parallel with 3rd Street;

PARCEL B:

The North 25 feet of Lots 26 and 27, Block 48, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

PARCEL C:

The North 25 feet of Lot 25, Block 48, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

EXCEPT that portion of said Lot 25 lying East of the West line of Metcalf Street projected Southerly and parallel with 3rd Street;

Situated in Skagit County, Washington.



201307300122

EXHIBIT "B"
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 PLAT OF FIRST ADDITION TO THE TOWN OF SEDRO:

Recording No: Volume 3 of Plats, page 29

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Sedro-Woolley.

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.



201307300122

Skagit County Auditor

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\$75.00

3:43PM