



201307310095

Skagit County Auditor

\$75.00

7/31/2013 Page 1 of 4 2:02PM

When recorded return to:
Janet Marie Brockmann
1211 N 8th St, Unit 2
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019585

CHICAGO TITLE

620019585

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Brouner and Tuyet Nhu Pham, 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 Janet Marie Brockmann, a married woman as her separate estate

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

Apartment 2, FELLMAN CONDOMINIUM, a condominium, according to Declaration thereof recorded under Auditor's File No. 7905090046 and any amendments thereto AND Survey Map and Plans thereof recorded in Volume 12 of Plats, pages 58 through 63, records of Skagit County, Washington; being a portion of Lots 1 and 2, MOUNT VERNON SHORT PLAT NO. 13-77, recorded July 29, 1977, in Volume 2 of Short Plats, page 93, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P81425 / 4398-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Order 620019585 Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: July 29, 2013



Brian Brouner


Tuyet Nhu Pham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133037

JUL 31 2013

Amount Paid \$ 1304.40
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

County: King

I certify that I know or have satisfactory evidence that Brian Brouner and Tuyet Nhu Pham 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:

7/29/13

Name:

Beverly Ann Pittman

Notary Public in and for the State of Washington

Residing at:

Seattle

My appointment expires:

10.31.15

BEVERLEY ANN PITTMAN
Notary Public
State of Washington
My Commission Expires
October 31, 2015



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EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 12, 1962
Auditor's No(s): 626159, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Pipeline or pipelines for the transportation of oil, gas, and the products thereof
Affects: Three (3) feet West of the North and South centerline of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, and upon a portion of the right-of-way of the Public Utility District No. 1
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 22, 1978
Auditor's No(s): 891759, records of Skagit County, Washington
In favor of: Present and future owners of Lots 1 to 4, Mount Vernon Short Plat No. 13-77, and to Puget Sound Power and Light Company, Nationwide Cablevision; Continental Telephone Company of the Northwest, etc.
For: Electric, telephone, television service, sewer, and cable
Affects: Common areas
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 22, 1978
Auditor's No(s): 891760, records of Skagit County, Washington
In favor of: Present and future owners of Lots 3 and 4 of Short Plat No. 13-77
For: Ingress, egress, sewer line and water line
Affects: Common area
4. 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 FELLMAN CONDOMINIUM:
Recording No: 7905090047
5. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: May 9, 1979
Auditor's No.: 7905090046, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 9, 2009
Recording No.: 200901090062
6. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 22, 1978
Auditor's No(s): 891761, records of Skagit County, Washington
In favor of: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77
For: Sewer and water lines together with right of ingress and egress to same
Affects: Common areas
8. City, county or local improvement district assessments, if any.
9. Dues, charges and assessments, if any, levied by Fellman Condominium Association.



EXHIBIT "A"

Exceptions (continued)

10. Liability to future assessments, if any, levied by the City of Mount Vernon.

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.



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