



201308120164

Skagit County Auditor

\$75.00

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**When recorded return to:**

Gabriel Zaldivar and Tiffanie Zaldivar  
1502 Traci Place  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620018641

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deborah Carter, who aquired title as Deborah Rozcicha and Brad Carter, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gabriel Zaldivar and Tiffanie Zaldivar, husband and wife

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

Lot 33, "Plat of Blackburn Ridge," according to the plat thereof, recorded in Volume 16 of Plats, Pages 206 through 208, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P113182, 4708-000-033-0000

Subject to:

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

Dated: August 7, 2013

*Deborah Carter*

Deborah Carter

*Brad Carter*

Brad Carter

20133221  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 12 2013

Amount Paid \$ 4632.11  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

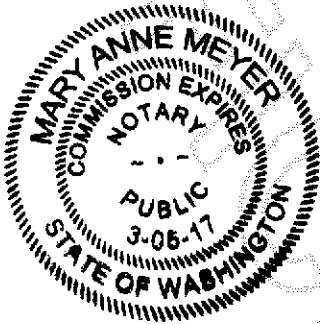
(continued)

State of Washington  
Leavenworth County of Skagit

I certify that I know or have satisfactory evidence that

Deborah Larter and Brad Larter  
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: August 7, 2013



Mary Anne Meyer  
Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Dallas - Snohomish WA  
My appointment expires: 3-3-17



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**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 1975  
Auditor's No(s): 826431, records of Skagit County, Washington  
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1977  
Auditor's No.: 868658, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
  
3. Agreement, including the terms and conditions thereof, entered into;  
By: Mount Vernon City Engineer  
And Between: Keith and Regina Ash  
Recorded: June 1, 1981  
Auditor's No.: 8106010035, records of Skagit County, Washington
  
4. Standard Participation Contract, including the terms and conditions thereof;  
Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No.: 8109230024, records of Skagit County, Washington  
Providing: Right to connect subject property to city sewer
  
5. Terms and conditions of that City of Mount Vernon Ordinance;  
Recorded: September 30, 1993  
Auditor's No.: 9309300144, records of Skagit County, Washington  
Ordinance No.: 2557
  
6. 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 BLACKBURN RIDGE:**  
  
Recording No: 9801300134
  
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: January 29, 1998  
Auditor's No.: 9801290061, records of Skagit County, Washington  
Executed By: Dean Holt and Gunnar Pedersen  
  
Amended by instrument(s):  
Recorded: October 11, 2000  
Auditor's No(s): 200010110006, records of Skagit County, Washington
  
8. Assessments, if any, levied by City of Mount Vernon.



## EXHIBIT "A"

### Exceptions (continued)

#### 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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