

When recorded return to:
Robert A. Praeder
20114 Gina Marie Lane
Burlington, WA 98233



201308140098

Skagit County Auditor

\$74.00

8/14/2013 Page

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3 3:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 6200195271

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) *who Acquired title As Julia W. Garber*
Julia W. Cheng and I. Francis Cheng, 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 Robert A. Praeder, a married man as his separate estate

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

Lot 24, BROWN AND MCMILLEN DIV. 2, according to the plat thereof, recorded in Volume 14 of
Plats, pages 184 and 185, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P99928 / 4559-000-024-0003

Subject to:

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

Dated: August 8, 2013

Julia W. Cheng
Julia W. Cheng

I. Francis Cheng
I. Francis Cheng

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3281

AUG 14 2013

Amount Paid \$ *4,793.20*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

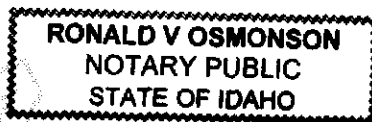
State of Idaho
County of Idaho

I certify that I know or have satisfactory evidence that

T. Francis Cheng, Julia W. Cheng
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: Aug 12, 2013

Ronald V Osmanson
Name: Ronald V Osmanson
Notary Public in and for the State of Idaho
Residing at: Post Falls, ID
My appointment expires: 02-20-2015



201308140098

EXHIBIT "A"

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 Brown and McMillen, Division No. 2:

Recording No.: 199107050004

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: March 12, 1991
Recording No.: 9103120116

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line.
Recording Date: January 21, 1992
Recording No.: 9201210120

Said document is a re-recording of Auditor's File No. 9104020058

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: July 5, 1991
Recording No.: 9107050005

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof, disclosed in instrument(s);

Recording Date: July 5, 1991
Recording No.: 9107050005

6. Assessments, if any, levied by Hillvue Estates Homeowner's Association.

7. 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.



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