



201308230247

Skagit County Auditor \$74.00  
8/23/2013 Page 1 of 3 3:38PM

**When recorded return to:**  
Duane M. Fernie  
415 Thresher Ave  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019280 ✓

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Betty L. Bradley, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Duane M. Fernie, a single man  
the following described real estate, situated in the County of Skagit, State of Washington:

The North 10 feet of Lot 4 and all of Lot 5, THRESHER'S FIRST ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 52, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P69992 / 4031-000-005-0000, P69993 / 4031-000-005-0109

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 23, 2013

*Betty Bradley*  
Betty L. Bradley

2013 3435  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 23 2013

Amount Paid \$ 2781.80  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

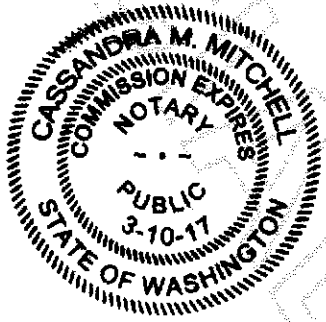
(continued)

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that  
Betty L Bradley  
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: 8-23-13

Cassandra M. Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: Mr Vernon, WA  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: March 22, 1957  
Auditor's No(s): 548995, records of Skagit County, Washington  
Executed By: Robert W. Thresher and Ruth I. Thresher, husband and wife
2. Resolution approving a Boundary Line Adjustment to include seven parcels of property entirely within the Sedro-Woolley City Limits and the terms and conditions thereof  
  
Recording Date: November 20, 2008  
Recording No.: 200811200007
3. Assessments, if any, levied by City of Sedro-Woolley.
4. 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.

