

When recorded return to:

Matthew T. Callison and Emma M. Nash
2214 - 14th St
Anacortes, WA 98221



201308280162

Skagit County Auditor

\$73.00

8/28/2013 Page

1 of

2 3:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019666

CHICAGO TITLE
620019666

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett E. Rosson and Ann Patrice Rosson, 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 Matthew T. Callison and Emma M. Nash, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

The East Half of Lot 13, all of Lots 14 and 15, Block 205, MAP OF THE CITY OF ANACORTES,
according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3499

AUG 28 2013

Tax Parcel Number(s): P56239, 3772-205-015-008

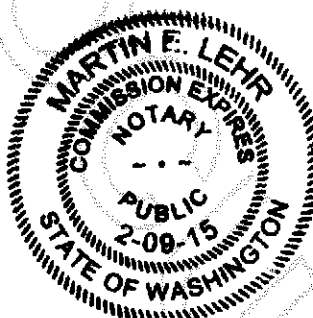
Amount Paid \$ 4186.22
By EE Skagit Co. Treasurer Deputy

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019666, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 26, 2013

Brett E. Rosson
Brett E. Rosson

Ann Patrice Rosson
Ann Patrice Rosson



State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

Brett E. Rosson and Ann Patrice Rosson
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: August 26, 2013

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WASHINGTON
Residing at: La Conner
My appointment expires: 2-9-15

SCHEDULE "B"

SPECIAL EXCEPTIONS

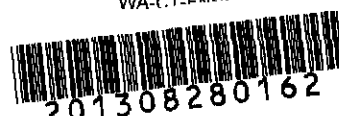
1. Assessments, if any, levied by City of Anacortes.
2. City, county or local improvement district assessments, if any.

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.

</IF>



201308280162