



201308290116

When recorded return to:
Jordan Till Kennedy and Alyson Marie Kennedy
1902 Island View Place
Anacortes, WA 98221

Skagit County Auditor \$73.00
8/29/2013 Page 1 of 2 2:06PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133542

Filed for record at the request of:

AUG 29 2013



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019701

Amount Paid \$ 5558.60
Skagit Co. Treasurer
By *Mam* Deputy

CHICAGO TITLE
620019701

STATUTORY WARRANTY DEED

THE GRANTOR(S) Augie Babarovich, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Jordan Till Kennedy and Alyson Marie Kennedy, husband and
wife

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

Lot 1 EXCEPT the East 15 Feet thereof, and the East 30 Feet of Lot 2, ISLAND VIEW PARK NO.
2, according to the plat recorded in Volume 7 of Plats, page 78, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P57653 / 3799-000-002-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019701, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 27, 2013

Augie Babarovich by Paula J. Huss her attorney in fact
Augie Babarovich, by Paula J. Huss her attorney in fact

State of WASHINGTON
County ISLAND of ISLAND

I certify that I know or have satisfactory evidence that PAULA J. HUSS is the
person(s) who appeared before me, and said person acknowledged that she signed this instrument, on
oath stated that she was authorized to execute the instrument and acknowledged it as the Attorney in
Fact for Augie Babarovich to be the free and voluntary act of such party for the uses and purposes
mentioned in the instrument, and on oath stated that the Power of Attorney authorizing the execution of
this instrument has not been revoked and that Augie Babarovich is now living, and not incompetent.

Dated: 8/27/13

Xarisa Spencer
Name: XARISA SPENCER
Notary Public in and for the State of WA
Residing at: OAK HARBOR, WA
My appointment expires: 5/26/2016



SCHEDULE "B"

SPECIAL 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 face of said plat ISLAND VIEW PARK NO. 2:

Recording No.: 559889

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: December 20, 1957

Recording No.: 559890

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

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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