



201309060095

When recorded return to:
Pavel N Kislyanka
909 S 28th St
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
9/6/2013 Page 1 of 3 1:54PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019414

CHICAGO TITLE
620019414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maria A. Hochstrasser, a married person as her separate estate, and Jose Andrade Aguilar, her spouse

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

in hand paid, conveys, and warrants to Pavel N Kislyanka, a married man as his separate estate

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

Lot 87, PARTINGTON PLACE DIVISION 3, according to the plat thereof, recorded in Volume 15 of Plats, pages 56 and 57, records of Skagit County, Washington.

Situated in Skagit county, Washington.

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

Tax Parcel Number(s): P102240 / 4591-000-087-0006

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 26, 2013

Maria A. Hochstrasser

Jose Andrade Aguilar

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133658

SEP 06 2013

Amount Paid \$ 2,710.60
Skagit Co. Treasurer
By Deputy

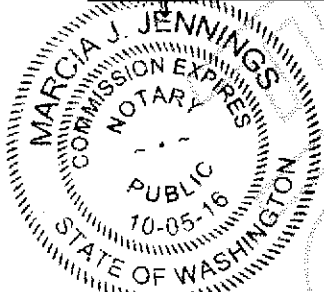
STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Maria A. Hochstrasser
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: September 4, 2013



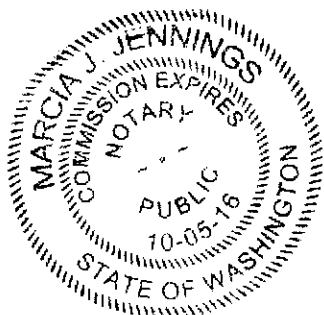
Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jose Andrade Aguilar
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: September 5, 2013



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016



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 PARTINGTON PLACE DIVISION 3:
Recording No: 9209100066
2. 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: September 13, 1991 and December 12, 1992
Auditor's No.: 9109130093 and 9112120049, records of Skagit County, Washington
Executed By: Ted C. Johnson, Kendall D. Gentry, Nancy F. Gentry, Robert G. Huls and Eiko K. Huls
3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079, records of Skagit County, Washington
For:
Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines
Affects:
The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat
4. Assessments, if any, levied by City of Mount Vernon.
5. 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.

