

When recorded return to:
Alvin H. Tryon and Diane C. Tryon
604 N. Laventure Road
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
9/9/2013 Page 1 of 3 11:26AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019743

CHICAGO TITLE
620019743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald K. Dow, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alvin H. Tryon and Diane C. Tryon, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of
Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the North Half of the Southwest Quarter of the Northwest
Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the
Willamette Meridian;

Thence North 0°32'44" East along the West line of said subdivision for 85.00 feet;
Thence South 88°27'56" East parallel with the South line of said North Half of the Southwest
Quarter of the Northwest Quarter of the Northwest Quarter for 123.20 feet;
Thence South 0°32'44" West for 85.00 feet to said South line;
Thence North 88°27'56" West along said South line for 123.20 feet to the point of beginning.

EXCEPT the West 30.00 feet for County Road.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P27145 / 340421-2-024-0017

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Chicago Title Order 620019743, Schedule B, Special Exceptions; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: September 3, 2013

Ronald K. Dow
Ronald K. Dow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133671
SEP 09 2013

Amount Paid \$ 2,089.38
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ronald K. Dow
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

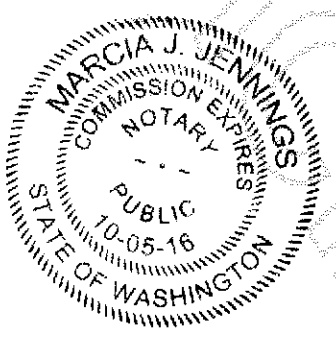


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: All coal and other minerals are reserved and excepted from this conveyance

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 4, 1991
Auditor's No.: 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
Affects: The West 10 feet of said premises

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 24, 2001
Auditor's No.: 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For:
A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. Assessments, if any, levied by City of Mount Vernon.

5. City, county or local improvement district assessments, if any.

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.

