



201309130112

Skagit County Auditor
9/13/2013 Page 1 of 3 3:35PM \$74.00

When recorded return to:
Kevin J. Cricchio and Christine A. Cricchio
2908 Montgomery Place
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019608

**CHICAGO TITLE
620019608**

STATUTORY WARRANTY DEED

Paula Marie Smith, Successor Trustee of

THE GRANTOR(S) The Julie J. Mrozek Living Trust dated November 26, 1997

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

in hand paid, conveys, and warrants to Kevin J. Cricchio and Christine A. Cricchio, husband and wife

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

Lot 32, "Eastgate Addition Plat No. 5," as per plat recorded in Volume 14 of Plats, Pages 146 and 147, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P95498, 4542-000-032-0001

Subject to: Covenants, Conditions, Restrictions and Easements of record as more fully described in Chicago Title Order 620019608 Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: September 9, 2013

The Julie J. Mrozek Living Trust dated November 26, 1997

BY: Paula Marie Smith trustee
Paula Marie Smith
Successor Trustee

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2013 3765
SEP 13 2013

Amount Paid \$ 4722.00
Skagit Co. Treasurer
By kk Deputy

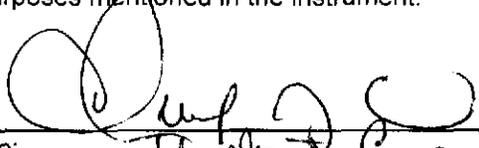
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Paula Marie Smith is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of the Julie J. Mrozek Living Trust dated November 26, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-12-13



Name: Trudy J. Crain
Notary Public in and for the State of WAsh
Residing at: anthon
My appointment expires: 1-19-15

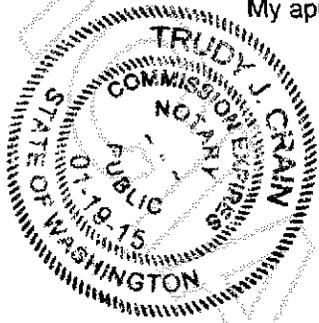


EXHIBIT "A"
Exceptions

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 **EASTGATE ADDITION PLAT NO. 5:**
Recording No: 9009110048
2. Conditions and reservations of easements contained in Mount Vernon Resolution No. 245, as recorded August 10, 1987, under Auditor's File No. 8708100031, records of Skagit County, Washington, and disclosed on the face of said plat.
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: September 11, 1990
Auditor's No(s): 9009110049, records of Skagit County, Washington
Executed By: Morris Nilson and Kimberly Woodmansee
4. Public and private easements, if any, over vacated portion of said premises.
Affects: The West 30 feet of said premises
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.
7. 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.

