

When recorded return to:
Lloyd Brownlee and Sheila Patsy Staffen
13226 Lake View Place
Mount Vernon, WA 98273

201309260078
Skagit County Auditor
9/26/2013 Page 1 of 3 1:54PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019883

CHICAGO TITLE
620019883

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Edelman, an Unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Lloyd Brownlee, an unmarried person and Sheila Patsy Staffen,
an unmarried person, each to their separate estates

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

Lot 19, WM SHAUGER ACREAGE, CLEAR LAKE, according to the plat thereof, recorded in
Volume 4 of Plats, page 36, records of Skagit County, Washington;

EXCEPT the West 150.0 feet thereof;

AND EXCEPT that portion, if any, conveyed to Skagit County by Quit Claim Deed recorded
October 28, 1996, under Auditor's File No. 9610280095, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69077 / 3997-000-019-0008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 24, 2013

Mary Edelman
Mary Edelman

20133928
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

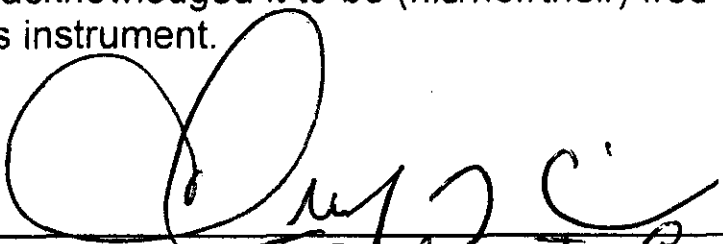
SEP 26 2013
Amount Paid \$ 5175.90
Skagit Co. Treasurer
By MF Deputy

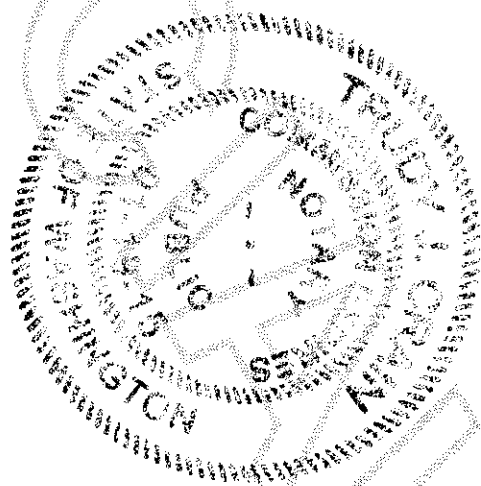
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Mary Edelman
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-25-13


Name: Tracy J. Cain
Notary Public in and for the State of Wash
Residing at: Ankeny
My appointment expires: 1-19-15



201309260078

EXHIBIT "A"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: June 20, 2002
Auditor's No(s): 200206200015, records of Skagit County, Washington
2. Encroachment of a fence, a building and a shed onto the easterly portion of said premises as disclosed by a survey recorded October 1, 2002 under Auditor's File No. 200210010139 records of Skagit County, Washington.
3. Right, title and interest of property owners adjacent on the south to that portion of said premises covered by said encroaching fence, building and shed.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 24, 2003
Auditor's No(s): 200303240299, records of Skagit County, Washington
In favor of: For the benefit of Lots 17 and 18 of said plat
For: Utilities and access
Affects: Northeasterly portion of said premises

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

Skagit county right to farm ordiance:

Ilf 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 amendmments, 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.

