



201309260135

Skagit County Auditor \$73.00  
9/26/2013 Page 1 of 2 3:40PM

**When recorded return to:**  
Vladimir D. Ovchinnikov  
307 Bennett Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620019393

**CHICAGO TITLE**  
**620019393**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Naneata D. Schaner, who acquired title as Naneata D. Bollinger, 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 Vladimir D. Ovchinnikov, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, Block 12, "Plat of Town of Sedro," according to the plat thereof, recorded in Volume 1 of Plats, Page 17, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P75405, 4149-012-004-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019393, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 25, 2013

Naneata D. Schaner  
Naneata D. Schaner

2013 3937  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

State of Washington  
County of Skagit

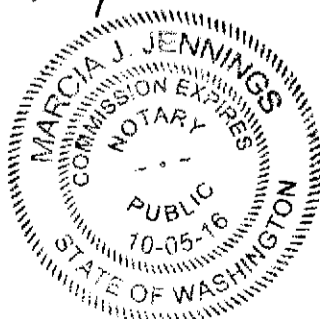
SEP 26 2013  
Amount Paid \$ 3120.00  
Skagit Co. Treasurer  
By MF Deputy

I certify that I know or have satisfactory evidence that Naneata D. Schaner 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 25, 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: 10/5/2013



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Sedro-Woolley.
2. City, county or local improvement district assessments, if any.
3. 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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