

When recorded return to:

Carol A. Boss and Michael J. Boss
1918 Aemmer Road
Mount Vernon, WA 98274



201309300269

Skagit County Auditor

\$75.00

9/30/2013 Page

1 of

4 2:46PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019962

CHICAGO TITLE
620019962

STATUTORY WARRANTY DEED

THE GRANTOR(S) John T. Burke and Heidi K. Burke, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Carol A. Boss and Michael J. Boss, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, SHORT PLAT NO. LU-06-SP-033, approved July 24, 2006, recorded July 27, 2006, under
Auditor's File No. 200607270148, records of Skagit County, Washington.

Situated in Skagit County, Washington.

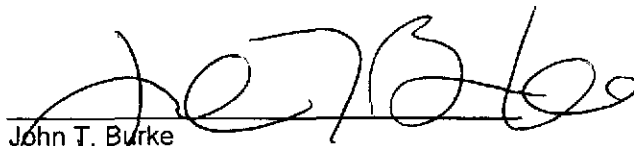
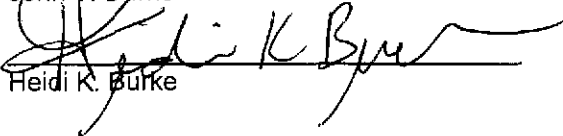
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124845 / 3853-000-016-0100

Subject to: covenants, conditions, restrictions and easements of record:

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

Dated: September 27, 2013


John T. Burke

Heidi K. Burke

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3982

SEP 30 2013

Amount Paid \$ 4277.00
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

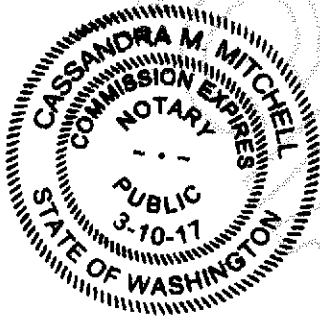
I certify that I know or have satisfactory evidence that

John T. Burke and Heidi K. Burke

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: 9-27-13

Cassandra M. Mitchell
Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 3-10-17



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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 AEMMER ADDITION TO MOUNT VERNON:

Recording No: 573471

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lloyd R. McEldoon and Joan E. McEldoon, husband and wife
Purpose: Storm drainage
Recording Date: March 12, 2003
Recording No.: 200303120143
Affects: Lot 2 of Short Plat

3. Record of Survey

Recording Date: November 8, 2005
Recording No.: 200511080189

4. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof

Recording Date: November 7, 2005
Recording No.: 200511070119

As Follows:

"Th above described parcel is to be combined or aggregated with contiguous property to South owned by the Grantee. This Boundary Line Adjustment is not for the purposes of crating an additional building lot."

5. 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 SHORT PLAT NO. LU-06-SP-033:

Recording No: 200607270148

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Assessments, if any, levied by City of Mount Vernon.
8. 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



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EXHIBIT "A"

Exceptions
(continued)

are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

