



201310030021

Skagit County Auditor \$74.00  
10/3/2013 Page 1 of 3 10:24AM

**When recorded return to:**  
Frederick M. Brown and Janet R. Brown  
1000 North 18th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020031

**CHICAGO TITLE**  
**620020031**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathryn S. Speedy, an unmarried woman, 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 Frederick M. Brown and Janet R. Brown, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, BEL-AIR MANOR FOURTH ADDITION, according to the plat thereof, recorded in Volume 10 of Plats, Page 33, records of Skagit County, Washington.

Situate in Skagit County, Washington

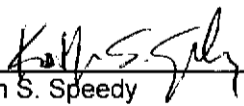
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 78055, 4200-000-006-0012

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

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

Dated: September 26, 2013

  
Kathryn S. Speedy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134042

OCT 03 2013

Amount Paid \$ 2,841.<sup>07</sup>  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that  
KATHRYN S. SPEEDY  
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 26, 2013

MARCIE K. PALECK

Marcie K Paleck

Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon, WA  
My appointment expires: October 15 2016



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## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 20, 1965  
Recording No.: 673294

2. Easement delineated on the face of said plat;  
For: Sewer and drainage  
Affects: The East 5 feet of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

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.



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