

When recorded return to:

Edgar S. Agredano
1075 Crystal Court
Burlington, WA 98233



201310150079

Skagit County Auditor

\$73.00

10/15/2013 Page

1 of

2 2:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020014

CHICAGO TITLE
620020014

STATUTORY WARRANTY DEED

THE GRANTOR(S) Avon United Methodist Church, a Washington non-profit corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Edgar S. Agredano, a married man as his sole and separate
property

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

Lot 15, "Plat of Sahlborn Annex," as per plat recorded in Volume 15 of Plats, Pages 179 and 180,
records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106888, 4631-000-015-0004

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020014, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 14, 2013

Avon United Methodist Church

BY: Bob Hill
Bob Hill, Council Chairman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134179

OCT 15 2013

Amount Paid \$3,600.60

Skagit Co. Treasurer

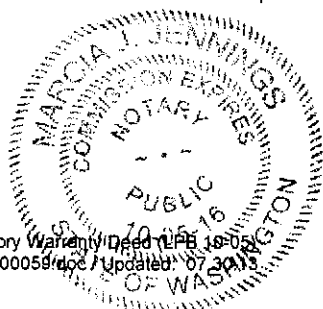
By nam Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Bob Hill

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 Council Chairman of Avon United Methodist Church to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 14, 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: 10/15/2016

SCHEDULE "B"

SPECIAL 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 **PLAT OF SAHLBOM ANNEX:**

Recording No: 9407180093

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: March 29, 1994
Recording No.: 9403290131

3. 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. 1-77:**

Recording No: 849640

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 3, 2003
Recording No.: 200301030077
Matters shown: Fence line

5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.

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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