



201310170088

When recorded return to:  
Michael Hjelt  
917 Garfield Street  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
10/17/2013 Page 1 of 3 1:33PM

561-881352

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019925  
Case No.: 561-881352

CHICAGO TITLE  
620019925

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Secretary of Housing and Urban Development, his/her successors in office  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

In hand paid, conveys, and warrants to Michael Hjelt, an unmarried person, and Richard L. Hjelt an  
unmarried person the following described real estate, situated in the County of Skagit, State of  
Washington:

Lot 2, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P, entitled WESTFIELD PLACE,  
approved December 14, 1993, and recorded December 15, 1993, in Volume 11 of Short Plat,  
page 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; .  
being a portion of Government Lot 13, of Section 19, Township 34 North, Range 4 East of the  
Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P26388 / 340419-0-069-0508

Subject to: Exceptions set forth on attached Exhibit "A", and the Skagit County Right to Farm  
Ordinance, and by this reference made a part hereof as if fully incorporated herein.

In witness whereof, the undersigned has set his/her hand and seal as a principal and/or officer of  
BBB Resources, Management and Marketing contractor of the U.S. Department of  
Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban  
Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Dated: October 11, 2013

Secretary of Housing and Urban Development

BY:

Authorized signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Rene Orosco 20134207  
Authorized Agent OCT 17 2013

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of California

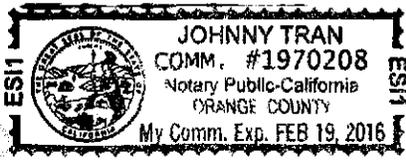
County of Orange

I certify that I know or have satisfactory evidence that None stated

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 Authorized Agent of Secretary of Housing and Urban Development to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/15/13

Johnny Tran  
Name: Johnny Tran  
Notary Public in and for the State of California  
Residing at: 3217 W. Longrose Dr. Anaheim  
My appointment expires: Feb 19, 2016



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EXHIBIT "A"  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1993  
Auditor's No.: 9308310085, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way
2. 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 CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93, B.S.P.:  
Recording No: 9312150018
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.  
Recorded: December 15, 1993  
Auditor's No(s): 9312150021, records of Skagit County, Washington  
Executed by: Gunnar Pedersen
4. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.  
  
Note: The Company may be willing to remove this exception upon a conveyance to a bona fide purchaser for fair market value. Please contact your title officer for further information.  
  
Note: The title company requires that the deed conveying title from the REO owner to the proposed insured be a statutory warranty deed, special warranty deed or bargain and sale deed.
5. Assessments, if any, levied by City of Mount Vernon.
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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