



201310280097

Skagit County Auditor \$74.00
10/28/2013 Page 1 of 3 1:43PM

When recorded return to:
Kyle J Larson
1413 South 13th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019687

CHICAGO TITLE
620019687

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl J Brady, Personal Representative of The Estate of Ramona J Hoffman, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Kyle J Larson, an unmarried person

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

That portion of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of 13th Street, as now established in the City of Mount Vernon, 490 feet North of its intersection with the South line of said Northeast Quarter of the Northwest Quarter;
Thence West parallel with the South line of said Northeast Quarter of the Northwest Quarter to the East line of the alley as now established between 12th Street and 13th Street;
Thence North along the East line of said alley, 50 feet;
Thence East parallel with the South line of said Northeast Quarter of the Northwest Quarter to the West line of 13th Street;
Thence South along the West line of said 13th Street to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P28414 / 340429-0-233-0002

Subject to: Covenants, conditions, restrictions and easements of record, and the Skagit County Right to Farm Ordinance, attached hereto and made a part hereof.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20134344

OCT 28 2013

Amount Paid \$ 2,804.05
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2013

The Estate of Ramona J Hoffman, Deceased

BY: Cheryl J. Brady
Cheryl J Brady
Personal Representative

State of WASHINGTON

COUNTY of JEFFERSON

I certify that I know or have satisfactory evidence that Cheryl J. Brady

~~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 Personal Representative of The Estate of Ramona J Hoffman, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Oct. 24, 2013

Patricia Gail Weedman
Name: PATRICIA GAIL WEEDMAN
Notary Public in and for the State of WASHINGTON
Residing at: Pitt Townsend, WA
My appointment expires: Nov. 18, 2017

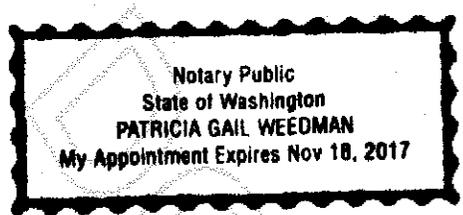


EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Mount Vernon.
2. 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.

