

When recorded return to:
Charlene R. Wendt, Trustee
The Charlene R. Rice Living Trust
1908 29th Place
Anacortes, WA 98221

201310300041
Skagit County Auditor \$73.00
10/30/2013 Page 1 of 2 10:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019875

CHICAGO TITLE
620019875

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry E. Brady and Lorri Brady, ~~husband and wife~~ who acquired title
for and in consideration of Ten And No/100 Dollars (\$10.00), ~~as Lorri Grybas, husband and wife~~ and other valuable consideration
in hand paid, conveys, and warrants to Charlene R. Wendt, Trustee of the Charlene R. Rice Living
Trust

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

Lot 24, "PLAT OF PLEASANT VIEW," according to the plat thereof, recorded March 23, 2005,
under Auditor's File No. 200503230134, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122606 / 4853-000-024-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019875, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 22, 2013

Terry Brady
Terry E. Brady
Lorri Brady
Lorri Brady

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

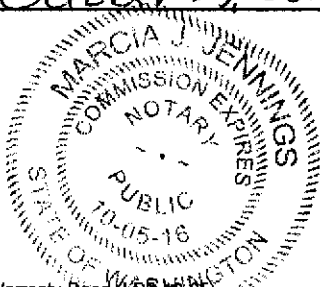
20134369
OCT 30 2013

Amount Paid \$ 8,727.00
Skagit Co. Treasurer
By mm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Terry Brady and Lorri Brady
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: October 23, 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

SCHEUDLE "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 PLEASANT VIEW:**

Recording No: 200503230134
2. Public and private easements, if any, over those portions of said premises lying within 27th Street, 28th Street, 29th Street, "F" Avenue, the Easterly portion of "E" Avenue, the Westerly portion of "G" Avenue and the alleys underlying the Plat of Pleasant View
3. 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: Underground Electric transmission and/or distribution line.
Recording Date: July 26, 2004
Recording No.: 200407260155
Affects: Said premises and other property
4. 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: July 22, 2005
Recording No.: 200507220109
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.

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.



201310300041