

When recorded return to:
Ashley R. Brown
1602 Horton Lane
Mount Vernon, WA 98273



201312050078
Skagit County Auditor \$74.00
12/5/2013 Page 1 of 3 3:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020053

CHICAGO TITLE
620020053

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret Cole and Geri Cole, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ashley R. Brown, a married woman as her separate estate and
Ernest D. Pearson, a married man as his separate estate

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

That portion of the Northeast Quarter of the Southwest Quarter of Section 15, Township 34 North,
Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached
hereto and made a part hereof.

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

Tax Parcel Number(s): P24781 / 340415-0-009-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020053, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 3, 2013

Garret Cole
Garret Cole
Geri Cole
Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

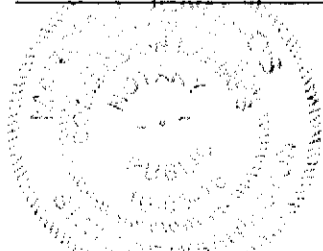
2013 4840
DEC 05 2013

Amount Paid \$ 3,476.⁰⁰
Skagit Co. Treasurer
By MAM Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Garret Cole and Geri Cole
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: December 4, 2013



Maria J. Jennings
Name: Maria J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woodley WA
My appointment expires: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: June 7, 1961
Auditor's No.: 608565, records of Skagit County, WA
In favor of: Public Utility District #1
For: Water line
Affects: Exact location and extent of easement is undisclosed of record
2. Assignment of Water Agreement and the terms and conditions thereof
Recorded: June 7, 1961
Auditor's No.: 554886, records of Skagit County, WA
3. Agreement, including the terms and conditions thereof, entered into
By: Public Utility District #1
And between: Terry E. Earnheart and Cheryl Earnheart, husband and wife
Recorded: September 23, 1992
Auditor's No.: 9209230045, records of Skagit County, WA
Providing: Water service
4. Assessments, if any, levied by City of Mount Vernon.
5. 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.



201312050078

EXHIBIT "A"

Order No.: 620020053

For APN/Parcel ID(s): P24781 / 340415-0-009-0000

The North 110 feet (as measured along the West line) of the following described property:

That portion of the Northeast Quarter of the Southwest Quarter of Section 15, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Clear Lake Road which is 422 feet East of the Northwest corner of said subdivision, said point being on the East line of a private road as described in deed to Irene Horton and Herbert Horton, her husband, dated May 28, 1954, recorded June 4, 1954, under Auditor's File No. 502348, records of Skagit County, Washington;

thence South along the East line of said Horton premises a distance of 200 feet to the true point of beginning;

thence East parallel with the North line of said Northeast Quarter of the Southwest Quarter a distance of 91 feet, more or less, to the centerline of a private ditch, as established and located on the ground;

thence Southerly along said centerline to a point due East of a point on the East line or East line extended of said Horton premises which is a distance of 410 feet South of the true point of beginning;

thence West to the East line or East line extended, of said Horton premises;

thence North along said East line a distance of 410 feet to the true point of beginning.

Situated in Skagit County, Washington.



201312050078

Skagit County Auditor

\$74.00

12/5/2013 Page

3 of

3 3:41PM