



When recorded return to:
Equity Trust Company, Custodian FBO Frank
Cook IRA
225 Burns Road
Elyria, OH 44035

Filed for record at the request of:



425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019677

CHICAGO TITLE 620019677-MJ

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanie Shih, Andy Shih and Evan Shih, each as their separate estates, each as to an undetermined interest, as sole heirs to Steve J. Shih, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Equity Trust Company, Custodian FBO Frank Cook IRA

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

Tract 22, SKAGIT COUNTY SHORT PLAT NO. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 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): P48919 / 360405-1-003-3909

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620019677, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 5, 2013

Jeanie Shih

Andy Shih

Evan Shih

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134943

DEC 11 2013

Amount Paid \$ 806.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeanie Shih and ~~Andy Shih~~ ^{YAG} Evan Shih
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 9, 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

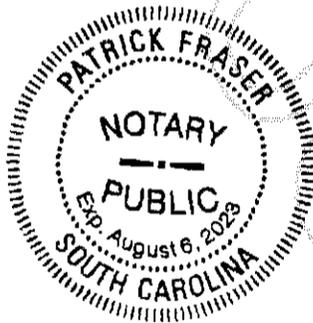
State of South Carolina
County of Charleston

I certify that I know or have satisfactory evidence that Andy Shih
is/are the person(s) who appeared before me, and said person(s) acknowledged that he
signed this of instrument and acknowledged it to be his free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: 12/6/2013

Patrick Fraser

Name: PATRICK FRASER
Notary Public in and for the State of SC
Residing at: 552 Helen Lane Lane 1440, Charleston, SC 29412
My appointment expires: _____



SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 8, 1978
Auditor's No.: 873457, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Location as staked on roads in plats
2. Covenants, conditions, restrictions, easements, and assessments contained in declaration of protective restrictions, easement and assessments, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 14, 1977
Auditor's No.: 849293, records of Skagit County, Washington
Executed By: Vista-Bella Investments, Inc.
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 SKAGIT COUNTY SHORT PLAT NO. 108-76:

Recording No: 846420
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 14, 1977
Auditor's No(s): 849293, records of County, Washington
Imposed By: Silver Creek Maintenance Association
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 26, 2000
Recording No.: 200007260101
Matters shown: Encroachment of a manufactured home and concrete pad onto the Westerly portion of said premises by approximately 15.1 feet to 15.4 feet
6. Assessments, if any, levied by Silver Creek Maintenance Association.
7. 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.

