



Skagit County Auditor
12/12/2013 Page 1 of 4 11:47AM \$75.00

When recorded return to:
Francisco G Delgado
24352 Lee Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019485

CHICAGO TITLE
620019485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Delbert E. Robinson and Jackie L. Robinson, 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 Francisco G Delgado, an unmarried person and Eriberto
Delgado, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 8 through 12, inclusive, Block 7, "Plat of the Town of Montborne, Skagit County,
Washington," 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): P74583, 4135-007-012-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019485; Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 9, 2013

Jackie L. Robinson
by Delbert E. Robinson - her attorney in fact
Jackie L. Robinson

By: Delbert E. Robinson, her Attorney in Fact

Delbert E. Robinson
Delbert E. Robinson

20134963
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 12 2013

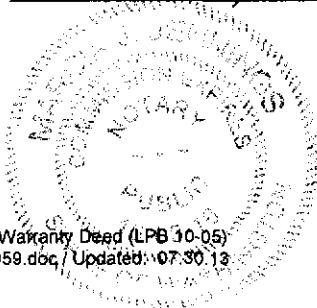
Amount Paid \$ 4366.00
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Delbert E. Robinson

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 Attorney in Fact of Jackie L. Robertson to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: December 10, 2013



Maria J. Jennings
Name: Maria J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

STATUTORY WARRANTY DEED

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Delbert E. Robinson
are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. His

Dated: December 10, 2013

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA

Residing at: Sedro-Woolley
My appointment expires 10/5/2016



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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: Electric transmission and/or distribution line.
Recording Date: April 15, 1925
Recording No.: 182733
2. Agreement including the terms, covenants and provisions thereof
Executed by: Pacific Northwest Pipeline Corporation, et al
Recording Date: September 14, 1956
Recording No.: 541573
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress and egress
Recording Date: June 5, 1972
Recording No.: 769166
4. Covenants, conditions and restrictions 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: September 18, 2007
Recording No.: 200709180011
5. Skagit County Planning & Development Services - Plat Lot of Record Certification, including the terms, covenants and provisions thereof
Recording Date: March 11, 2008 and April 28, 2008
Recording No.: 200803110096 and 200804280178
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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EXHIBIT "A"

Order No.: 620019485

For APN/Parcel ID(s): P74583 and 4135-007-012-0001

Lots 8 through 12, inclusive, Block 7, "Plat of the Town of Montborne, Skagit County, Washington," as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

TOGETHER WITH all of the Southwesterly half of the alley in said Block 7 lying between the centerline of Lee Street and the Northeasterly extension of the Southeasterly line of said Lot 12; and

TOGETHER WITH all of the Southeasterly half of Lee Street lying between the Northwesterly extension of the centerline of the alley in said Block 7 and the Northwesterly extension of the Northeasterly line of Block 15, in said Plat; and

TOGETHER WITH ALL of California Street lying between the centerline of Lee Street in said Plat and the Southwesterly extension of the Southeasterly line of said Lot 12; and

TOGETHER WITH an existing non-exclusive easement for ingress and egress, over and across an existing 12-foot driveway across Lots 5, 6, 7, 8, 10 and 11 of Block 15 of said Plat;

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across an existing 12-foot wide driveway across Lots 1, 2, 3 and 4 of Block 15 of said Plat as established of record by deed recorded as Auditor's File Nos. 769164 and 769166; and

TOGETHER WITH a non-exclusive easement for utility purposes over, across and under the Northwesterly 20 feet of the Southeasterly half of Lee Street lying between the centerline of Oregon Street and the Northwesterly extension of the Northeasterly line of Block 15 of said plat.

Situate in Skagit County, Washington



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