

When recorded return to:

Renee R. Barley
214 South Street
Hamilton, WA 98255



Skagit County Auditor
1/28/2014 Page

201401280042

\$74.00
1 of 3 1:23PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020588

CHICAGO TITLE
620020588

STATUTORY WARRANTY DEED

THE GRANTOR(S) P. Richard Moore, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Renee R. Barley, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 thru 5 and 19 thru 24, Block 48, HAMILTON TOWNSHITE COMPANY'S THIRD ADDITION
TO THE TOWN OF HAMILTON, 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): P73797 / 4114-048-024-0006, P73796 / 4114-048-022-0008, P73795 /
4114-048-020-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020588, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 23, 2014

P. Richard Moore
P. Richard Moore

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014293
JAN 28 2014

Amount Paid \$2,496.11
Skagit Co. Treasurer
By man Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that P. Richard Moore

 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: January 24, 2014

Marcia J. Jennings

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

EXHIBIT "A"

Order No.: 620020588

PARCEL A:

Lots 1, 2, 23 and 24, all in Block 48, THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

TOGETHER WITH the vacated alley lying between said lots, pursuant to the City of Hamilton Vacation recorded on October 12, 1925, under Auditor's File No. 193255, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lots 3, 4, 21 and 22, all in Block 48, THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

TOGETHER WITH the vacated alley lying between said lots, pursuant to the City of Hamilton Vacation recorded on October 12, 1925, under Auditor's File No. 193255, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

Lots 5, 6, 19 and 20, all in Block 48, THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

TOGETHER WITH the vacated alley lying between said lots, pursuant to the City of Hamilton Vacation recorded on October 12, 1925, under Auditor's File No. 193255, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Public or private easements, if any, over vacated portion of said premises.
2. Record of Survey
Recorded: September 2, 1994
Auditor's File No.: 9409020028, records of Skagit County, Washington
3. Record of Survey
Recorded: May 18, 1995
Auditor's File No.: 9505180072, records of Skagit County, Washington
4. Record of Survey
Recorded: June 16, 1999
Auditor's File No.: 9906160069, records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Assessments, if any, levied by City of Hamilton.
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.

