



201402270115

Skagit County Auditor
2/27/2014 Page 1 of 3 11:35AM \$74.00

When recorded return to:
Olivia Coulter
3715 Commercial Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020748

CHICAGO TITLE
620020748

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendy Bronson, An unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Olivia Coulter, An unmarried person as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

A tract of land in Government Lot 2 of Section 30, Township 35 North, Range 2 East of the
Willamette Meridian, described as follows:

Beginning at a point on the East line of Commercial Avenue in the City of Anacortes, 120.0 feet;
North 02°11'30" West of the intersection of said East line of Commercial Avenue with the South
line of Government Lot 2;
Thence North 02°11'30" West along the East line of said Commercial Avenue 53.0 feet;
Thence South 89°40' East parallel with the South line of said Government Lot 2, 190.0 feet to a
line that is parallel with and 520.4 feet East of the West line of Government Lot 2;
Thence South 00°21' East parallel with the West line of Government Lot 2, 52.97 feet;
Thence North 89°40' West, 188.35 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P33124 / 350230-0-155-0012

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 12, 2014

Wendy Bronson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014613
FEB 27 2014

Amount Paid \$ 3270.94
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of AK

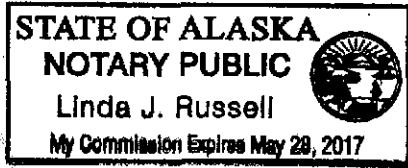
County _____ of 3rd Judicial Dist

I certify that I know or have satisfactory evidence that

Wendy Dronson
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: 2/20/14

Linda J Russell
Name: Linda J Russell
Notary Public in and for the State of AK
Residing at: Anchorage
My appointment expires: 5/28/17



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EXHIBIT "A"
Exceptions

1. An agreement between Clarence E. Powers, et al, fixing the descriptions and outer boundaries of several tracts of land of which the property herein described is one tract described in said agreement, dated June 30, 1953, recorded January 20, 1954, under Auditor's File No. 497374, records of Skagit County, Washington, reference being hereby made to the records for full particulars.
2. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: June 26, 1926
Auditor's No(s): 195374, records of Skagit County, Washington
In favor of: Puget Sound Telephone Company
For: Maintenance of any electric power transmission line or lines
3. Assessments, if any, levied by City of Anacortes.
4. City, county or local improvement district assessments, if any.

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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