

When recorded return to:
Royson W. Winslow and Britta Ferrell Winslow
10760 Willowbrook Lane
Penn Valley, CA 95946



Skagit County Auditor \$73.00
2/28/2014 Page 1 of 2 10:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020902

CHICAGO TITLE
620020902

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander Pirkle, an unmarried individual and Lawrence A. Pirkle and Sara L. Pirkle, 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 Royson W. Winslow and Britta Ferrell Winslow, a married couple

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

Lot 3, VIEW CREST NO 2, according to the plat thereof, recorded in Volume 14 of Plats, page 193 and 194, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P100438 / 4573-000-003-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020902, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 24, 2014

Alexander Pirkle
Alexander Pirkle

Lawrence A. Pirkle
Lawrence A. Pirkle

Sara L. Pirkle
Sara L. Pirkle

State of Washington
County of Skagit

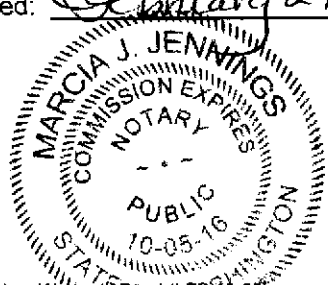
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014032
FEB 28 2014

Amount Paid \$4045.⁶⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Alexander Pirkle, Lawrence A. Pirkle and Sara L. Pirkle 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: February 27, 2014

Marcia 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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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 VIEW CREST NO. 2:

Recording No: 9108120008

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 3, 1990
Auditor's No(s): 9012030081, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts within the plat of View Crest No. 2

3. Exceptions and reservations as contained in instrument;
Recorded: September 21, 1900
Volume.: 41 of Deeds, records of Skagit County, Washington
Page: 285
As Follows: Reserving coal and mineral rights

4. Exceptions and reservations as contained in instrument;
Recorded: July 29, 1991
Auditor's No.: 9107290003, records of Skagit County, Washington
As Follows:

"The City retains an easement and right to exercise and grant easements with respect to the vacated property for the purposes of construction, repair and maintenance of public utilities and services."

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 12, 1991
Auditor's No(s): 9108120009, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: May 1, 1992
Auditor's No(s): 9205010110, records of Skagit County, Washington

6. Assessments, if any, levied by City of Mount Vernon.
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.

