

When recorded return to:
Joshua K. Anfinson
226 N. 5th Street
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
2/28/2014 Page 1 of 3 3:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020752

CHICAGO TITLE
620020752

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pro Group Holdings, LLC
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua Anfinson, Unmarried as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2 and 3, Block 12, VERNON HEIGHTS ADDITION TO MT. VERNON, according to the plat thereof recorded in Volume 2, page 108, records of Skagit County, Washington;

EXCEPT the South 6 feet of the East 28 feet of said Lot 3.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54564 / 3763-012-003-0002

Subject to:

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

Dated: February 20, 2014

Pro Group Holdings, LLC

BY: S. Scabar President

Shawn Scabar President

2014 6661
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2014

Amount Paid \$ 4188.00
Skagit Co. Treasurer
By WF Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Shawn scabar

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 president of Pro Group Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 21, 2014

Kathryn A. Freeman

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014

NOTARY PUBLIC
STATE OF WASHINGTON
KATHERYN A FREEMAN
COMMISSION EXPIRES 09-01-14



201402280124

EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Mount Vernon.
2. 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.



201402280124