



201403110022

Skagit County Auditor

\$74.00

3/11/2014 Page

1 of

3 11:25AM

When recorded return to:

Michael Kolb and Angela Kolb
1624 E. Blackburn 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.: 620020744

CHICAGO TITLE
620020744

STATUTORY WARRANTY DEED

THE GRANTOR(S) Renae McFadden, Personal Representative of the Estate of Zona Bee Aubel, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Kolb and Angela Kolb, husband and wife

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

The North 117.00 feet (as measured perpendicular to and parallel with the South right-of-way margin of East Blackburn Road, being 30.00 feet South of the North line of the Southeast Quarter) of the East 84.00 feet (as measured perpendicular to and parallel with the East line) of the following described Tract X:

TRACT X:

That portion of the Northwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the W.M., described as follows:

BEGINNING at a point 315 feet West and 20 feet South of the Northeast corner of said Northwest Quarter of the Southeast Quarter;
Thence South 350 feet;
Thence West 90 feet;
Thence North 350 feet to the South line of the County Road;
Thence East 90 feet to THE POINT OF BEGINNING.

EXCEPT THE North 10 feet thereof for County road.

Situated in Skagit County, Washington.

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014753
MAR 11 2014

Amount Paid \$ 3458.²⁰
Skagit Co. Treasurer
By *man* Deputy

Tax Parcel Number(s): P28090 / 340429-0-018-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020744, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: February 27, 2014

Estate of Zona Bee Aubel

BY:

Renae McFadden
Renae McFadden, Personal Representative

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Renee McFadden

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 Personal Representative of the Estate of Zona Bee Aubel, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 10, 2014

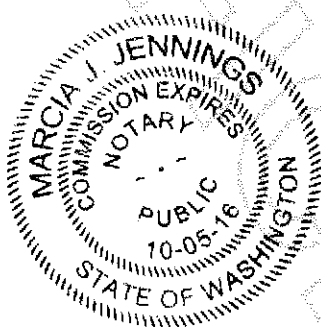
Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/15/2016



201403110022

SCHEDULE "B"

SPECIAL EXCEPTIONS:

1. Ordinance No. 1962
Recording Date: November 1, 1979
Recording No.: 79011010004
2. Terms and conditions of Boundary Line Adjustment Quit Claim Deed
Recording Date: November 6, 2012
Recording No.: 201211060009
As Follows:
"This boundary line adjustment is given to adjust boundary lines and not for the purposes of creating an additional building lot."
3. 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 Survey:
Recording No: 201211060010
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Mount Vernon
Purpose: Inspection of a drainage system
Recording Date: December 28, 2007
Recording No.: 200712280059
5. Assessments, if any, levied by City of Mount Vernon.
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.

