



201404020018

When recorded return to:
Mary D. Mitchell
2327 S. 15th Street
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
4/2/2014 Page 1 of 3 10:45AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020998

CHICAGO TITLE
620020998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon L. Tobol and Jill M. Tobol, 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 Mary D. Mitchell, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 35B, PLAT OF BLACKBURN RIDGE, according to the plat thereof, recorded in Volume 16 of
Plats, Pages 206 through 208, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P113184, 4708-000-035-0200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020998, Schedule B, Special Exceptions; and Skagit Country Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: March 21, 2014

Brandon L. Tobol

Jill M. Tobol

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141043
APR 02 2014

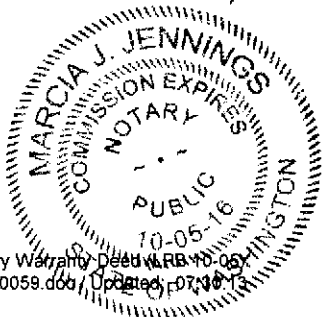
Amount Paid \$ 5665.⁴⁰
Skagit Co. Treasurer
By *Mmm* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Brandon L. Tobol and Jill M. Tobol
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/hen/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 31, 2014

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Auditor's No(s): 826431, records of Skagit County, Washington
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868658, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

3. Agreement, including the terms and conditions thereof, entered into;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington

4. Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer

5. Terms and conditions of that City of Mount Vernon Ordinance;
Recorded: September 30, 1993
Auditor's No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557

6. 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 **PLAT OF BLACKBURN RIDGE:**

Recording No: 9801300134

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 29, 1998
Auditor's No.: 9801290061, records of Skagit County, Washington
Executed By: Dean Holt and Gunnar Pedersen

Amended by instrument(s):
Recorded: October 11, 2000
Auditor's No(s): 200010110006, records of Skagit County, Washington

8. Skagit County Right to Farm Ordinance, as disclosed by instrument;

Recording Date: March 29, 2005
Recording No.: 200503290109



SCHEDULE "B"

9. Assessments, if any, levied by City of Mount Vernon.
10. 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.



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