

POOR ORIGINAL



Skagit County Auditor
4/11/2014 Page

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\$74.00
3 11:27AM

When recorded return to:
Jerrad B. Ely and Katherine L. Ely
2609 River Vista Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020826

CHICAGO TITLE
620020826

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan D. Pace and Nancy D. Pace, 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 Jerrad B. Ely and Katherine L. Ely, husband and wife

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

Lot 23, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under
Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122823, 4855-000-023-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020826, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 1, 2014

Alan D. Pace
Alan D. Pace

Nancy D. Pace
Nancy D. Pace

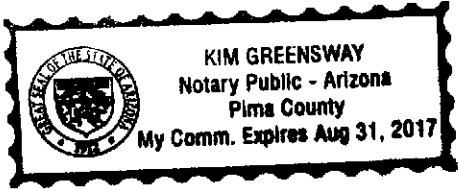
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141148
APR 11 2014

Amount Paid \$ 6,413.⁰⁰
Skagit Co. Treasurer
By nam Deputy

State of Arizona
County of Pima

I certify that I know or have satisfactory evidence that
Alan D. Pace + Nancy D. Pace
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: April 13, 2014



Kim Greensway
Name: Kim Greensway
Notary Public in and for the State of AZ
Residing at: Pima County, AZ
My appointment expires: 8-31-17

SCHEDULE "B"
Special Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), 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: April 18, 1968
Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dorthea Anderson

Said instrument is a re-recording of instrument (s);
Auditor's No(s): 712212, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 12, 1981
Auditor's No(s): 8111120001, records of Skagit County, Washington
In favor of: Paul Hamburg and Flora Hamburg
For: Storm Drainage
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060117, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;
Recorded: December 19, 2001
Auditor's No(s): 200112190136, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 2004
Auditor's No.: 200405140159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Covenants, conditions, and restrictions contained in instrument(s), 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: October 5, 2004
Auditor's No(s): 200410050029, records of Skagit County, Washington
Executed By: Judy Peterson
As Follows:
The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
7. 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 NORTH HILL PUD :
Recording No: 200505050094
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: May 5, 2005



SCHEDULE "B"
Special Exceptions
(continued)

Auditor's No(s): 200505050093, records of Skagit County, Washington
Executed By: Hansell Mitzel Homes LLC

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 5, 2005
Auditor's No(s): 200505050093, records of Skagit County, Washington
Imposed By: Hansell Mitzel Homes LLC
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by The North Hill Homeowner's Association.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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.



201404110054