



201404150025

**When recorded return to:**

Robert A. Horncastle and Barbara K. Horncastle  
13853 Bayview Road  
Mount Vernon, WA 98273

Skagit County Auditor

\$74.00

4/15/2014 Page

1 of

3 11:34AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021045

**CHICAGO TITLE**  
**620021045**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bernie LaChance and Sue LaChance, 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 Robert A. Horncastle and Barbara K. Horncastle, husband and wife

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

**PARCEL A:**

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 27-85, as approved March 25, 1986 and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

An easement for ingress, egress and drainage and utilities over that certain 20 foot strip in Lot 1 of said Short Plat No. 27-85 as approved March 25, 1986, and recorded July 24, 1986, in Volume 7 of Short Plats, page 100, under Auditor's File No. 8607240002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P35183, 350332-0-017-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20141215  
APR 15 2014

Amount Paid \$ 60057.00  
By MB Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 8, 2014

Bernie LaChance  
Bernie LaChance

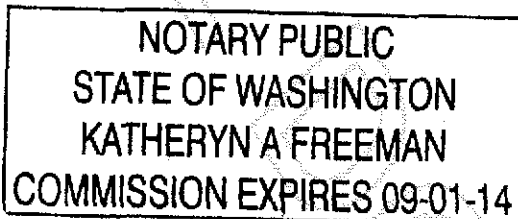
Sue LaChance  
Sue LaChance

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that  
Bernie LACHANCE & SUE LACHANCE  
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 9, 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



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**EXHIBIT "A"**  
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 SKAGIT COUNTY SHORT PLAT NO. 27-85:  
Recording No: 8607240002
2. Agreement, including the terms and conditions thereof, entered into;  
By: Bernie J. LaChance  
And Between: Skagit County  
Recorded: March 28, 1994  
Auditor's No. 9403280146, records of Skagit County, Washington  
Providing: Mound sewage system
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 24, 1986  
Recording No.: 8607240002 and 200409100066  
Matters shown: Encroachment of a fence onto the Easterly portion of said premises by approximately three feet.
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: September 10, 2004  
Recording No.: 200409100066  
Matters shown: Possible gap along Easterly portion of said premises
5. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY RIGHT TO FARM**

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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