

When recorded return to:
Javier T. Angulo and Brisa V. Badillo
7000 Driftin Lane
Burlington, Wa 98233



Skagit County Auditor \$74.00
4/21/2014 Page 1 of 3 1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020157

CHICAGO TITLE
6200 20157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael A. Heller, who is married to Kathryn Heller, and Kathryn Heller as to any and all homestead rights and interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Javier T. Angulo and Brisa V. Badillo, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 42, SAMISH RIVER PARK, DIVISION NO. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68726 / 3990-000-042-0105, P68725 / 3990-000-042-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620020157, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 16, 2014

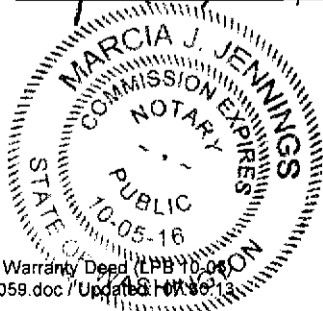
Michael A. Heller
Michael A. Heller

Kathryn A. Heller
Kathryn Heller

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael A. Heller and Kathryn Heller 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 18, 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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014/286
APR 21 2014**

Amount Paid \$ 3609.⁵⁰
Skagit Co. Treasurer
By man Deputy

SCHEDULE "B"

SPECIAL 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 SAMISH RIVER PARK DIVISION NO. 1:

Recording No: 703269

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 10, 1929
Auditor's No(s): 225812, 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

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 11, 1954
Auditor's No(s): 501365, records of Skagit County, Washington
In favor of: State of Washington, Department of Game
For: The free and unrestricted passage of sport fishermen in order to fish in the Samish River
Affects: A 25 foot strip of land bordering and extending along each side of the Samish River

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 16, 1968, April 12, 1979, September 22, 1995, March 23, 1998, and August 18, 1998
Auditor's No.: 710329, 7904120004, 9509220088, 9803230110 and 9808180048, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 15, 1967
Auditor's No(s): 703232, records of Skagit County, Washington

7. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: June 12, 2009
Auditor's No.: 200906120099, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 2161-09 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 30
Roll No.: 33
Account No.: P68725
Amount: \$3,643.00, plus interest, if any



SCHEDULE "B"

Special Exceptions (continued)

8. Assessments, if any, levied by Samish River Park, Inc..
9. 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, 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.

