



Skagit County Auditor \$73.00  
4/28/2014 Page 1 of 2 11:43AM

When recorded return to:  
Hannah G. Morrison  
319 Talcott Street  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020857

CHICAGO TITLE  
620020857

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Byron J. Hinson and Karen Chaffin, unmarried individuals, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Hannah G. Morrison, a married woman, as her sole and separate property

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

Lot 5, Block 58, FIRST ADDITION TO THE TOWN OF SEDRO, according to the Plat thereof recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P75941 / 4150-058-005-0003

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620020857, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: April 22, 2014

Byron J. Hinson  
Byron J. Hinson

Karen Chaffin  
Karen Chaffin

State of Washington

County of Skagit

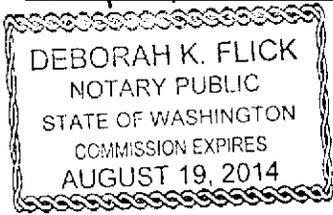
20141392  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2014

Amount Paid \$ 3120.22  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Byron J. Hinson and Karen Chaffin 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: 4/23/2014



Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Hoquiam WA  
My appointment expires: 8/19/14

**EXHIBIT "A"**  
Exceptions

1. Assessments, if any, levied by City of Sedro-Woolley.
2. 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.

**RESTRICTION:**

Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, grantee is further prohibited from conveying the property for a sales price greater than \$210,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

