

When recorded return to:  
Cynthia Bradshaw and Matthew L. Juneau  
1500 E. College Way, Ste A, PMB 387  
Mount Vernon, WA 98273

201405120194  
Skagit County Auditor  
5/12/2014 Page 1 of 3 3:39PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021194

CHICAGO TITLE  
620021194

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Nielsen, as his 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 Cynthia Bradshaw and Matthew L. Juneau, <sup>wife and husband</sup> ~~husband and wife~~

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

Lot 14, Block 6, PAPE'S ADDITION TO THE CITY OF MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH the West 5.00 feet of the South 37 feet of Lot 13 of said Block 6.

Situated in Skagit County, Washington.


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

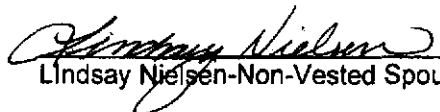
Tax Parcel Number(s): P127042 / 3750-006-014-0100

Subject to:

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

Dated: May 2, 2014

  
David J. Nielsen

  
Lindsay Nielsen-Non-Vested Spouse

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141604  
MAY 12 2014

Amount Paid \$ 788.20  
Skagit Co. Treasurer  
By *mam* Deputy

STATUTORY WARRANTY DEED  
(continued)

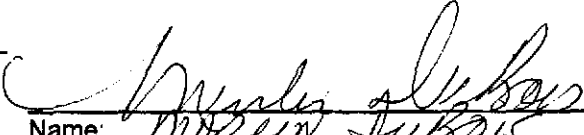
State of WA

SKAGIT COUNTY of WHATCOM

I certify that I know or have satisfactory evidence that

DAVID J. NIELSEN & LINDSAY NIELSEN  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 5-8-14

  
Name: MARLIN DU BOIS  
Notary Public in and for the State of WA  
Residing at: B. HARRIS WA  
My appointment expires: 3-17-15

MARLIN DU BOIS  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
03-17-15



201405120194

**EXHIBIT "A"**  
**Exceptions**

**SPECIAL EXCEPTIONS**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 15, 1993  
Auditor's No(s): 9304150085, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: The North 5 feet of said premises
2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.

**Skagit Count 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.

