



201405120195

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

When recorded return to:  
Cassandra Jean Sexson and Anthony Raymond  
Sexson  
901 Jameson St  
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017806

CHICAGO TITLE  
620017806

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven M. Bunce and Melody L. Bunce, 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 Cassandra Jean Sexson and Anthony Raymond Sexson, wife  
and husband

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

All of Lots 1, 2 and 3 and the West 18 inches of Lot 4, Block 73, 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): P76094 / 4150-073-004-0003

Subject to:

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

Dated: 5/12/14

Steven M. Bunce  
Steven M. Bunce

Melody L. Bunce  
Melody L. Bunce

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 1605  
MAY 12 2014

Amount Paid \$ 5700.00  
Skagit Co. Treasurer  
By *MAM* Deputy


STATUTORY WARRANTY DEED

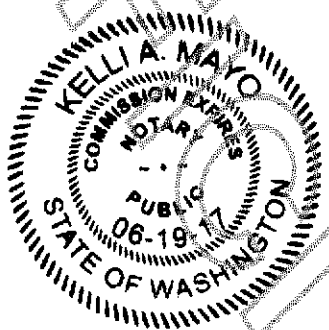
(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Steve + melody Burce  
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/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 5/12/14

  
Name: Kelli A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedco Pools WA  
My appointment expires: 6/19/17



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**EXHIBIT "A"**  
Exceptions

1. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073

2. Assessments, if any, levied by City of Sedro-Woolley.
3. City, county or local improvement district assessments, if any.

**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.

