

When recorded return to:
Hudson Allard and Tera Allard
4793 Cobble Way
Ferndale WA 98248

201405160073
Skagit County Auditor \$74.00
5/16/2014 Page 1 of 3 1:31PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021414

CHICAGO TITLE
620021414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Barker and Kathleen Barker, Husband and Wife

for and in consideration of Ten Dollars and Other Valuable Consideration, as Part of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Hudson Allard and Tera Allard, Husband and Wife

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

Lot 21, MADRONA ESTATES, according to the plat thereof, recorded in Volume 8 of Plats, page 46, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67335 / 3949-000-021-0003

Subject to:

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

Dated: May 7, 2014

Steven Barker

Kathleen Barker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 11281
MAY 16 2014

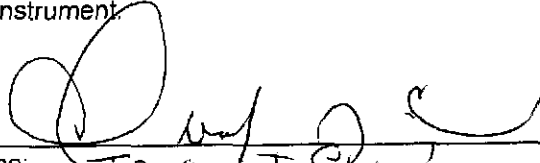
Amount Paid \$1322.20
Skagit Co. Treasurer
By MB Deputy

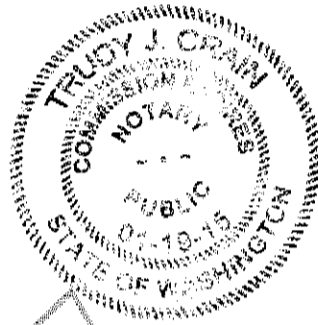
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Steven Barker & Kathleen Barker
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: 5-13-14


Name: Tracy J. Crain
Notary Public in and for the State of Washington
Residing at: only to
My appointment expires: 1-19-15



201405160073

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 MADRONA ESTATES:

Recording No: 631427

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development disclosed in instrument

Recording Date: October 15, 1975
Recording No.: 824870

3. The right to drain all streets over and across any lot or lots where water might take a natural course after the grading of streets, as disclosed by instrument

Recording Date: October 15, 1975
Recording No.: 824870

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 10, 2005
Recording No.: 200503100141

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Madrona Community Inc

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.

