



201405230037

Skagit County Auditor

\$73.00

5/23/2014 Page

1 of

2 11:35AM

When recorded return to:

John B. Case and Jeanette R. Case
902 E Orange Avenue
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021232

CHICAGO TITLE**620021232****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Laferm C. Hage, an unmarried ^{woman} ~~man~~, as ^{her} ~~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 John B. Case and Jeanette R. Case, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, Block 1, "Albert Balch's Wedgwood, an Addition to Mount Vernon, WA.," according to the
plat thereof, recorded in Volume 7 of Plats, Page 24, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P54718, 3766-001-003-0003

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021232, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: May 21, 2014

Laferm C. Hage by Mary Ellen Hage,
as attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144749

MAY 23 2014

State of Washington

County of Skagit

Amount Paid \$ 24414.11

Skagit Co. Treasurer

By *MH*

Deputy

I certify that I know or have satisfactory evidence that Mary Ellen Hage is/are the person(s) who
appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath
stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the
Attorney in Fact of Laferm C. Hage to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated: 5/22/14

DEBORAH K. FLICK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2014

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Burlington WA
My appointment expires: 8/19/17

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises

2. Covenants, conditions, restrictions and easements 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: February 3, 1955
Recording No.: 512718

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 3, 1971
Recording No.: 757660

4. Assessments, if any, levied by City of Mount Vernon.
5. 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.



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