



201405230127

Skagit County Auditor \$73.00
5/23/2014 Page 1 of 2 3:38PM

When recorded return to:
Bradford H. Stallings and Jennifer M. Stallings
671 S. Wade Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620021394

CHICAGO TITLE
620021394

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Moore and Sharlene I. Moore, 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 Bradford H. Stallings and Jennifer M. Stallings, husband and
wife

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

Lot 24, WADE PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 14
of Plats, Pages 122 and 123, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P83920, 4531-000-024-0002

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021394, 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

Robert A. Moore

Sharlene I. Moore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1763
MAY 23 2014

Amount Paid \$ 5033.⁵⁰
Skagit Co Treasurer
By *man* Deputy

State of Washington

County of COWLITZ

I certify that I know or have satisfactory evidence that Robert A. Moore and Sharlene I. Moore 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: May 21, 2014
Notary Public
State of Washington
BECKY M MCCULLOUGH
My Appointment Expires Sep 6, 2014

Name: BECKY M MCCULLOUGH
Notary Public in and for the State of WA
Residing at: DeWitt County
My appointment expires: Sept 06, 2014

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 **PLAT OF WADE PLACE SECOND ADDITION:**

Recording No.: 9003090033

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

Granted to: Skagit County Dairyman's Association
Purpose: Water main
Recording Date: August 4, 1920
Recording No.: 143869

3. 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: March 14, 1990
Recording No.: 9003140008

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

Recording Date: June 15, 1984
Recording No.: 8406150024

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Assessments, if any, levied by City of Burlington.

7. 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.

