



201405300095

When recorded return to:  
William B. Rossman  
PO Box 2012  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
5/30/2014 Page 1 of 3 1:45PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021340

**CHICAGO TITLE**  
**620021340**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard H. Everett and Sarah E. Everett, 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 William B. Rossman, An unmarried man as his separate Estate  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 13, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages  
65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81455 / 4400-000-013-0003

Subject to:

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

Dated: May 28, 2014

*Richard H. Everett by Sarah E. Everett*  
Sarah E. Everett, as attorney-in-fact for  
Richard H. Everett

*Sarah E. Everett*  
Sarah E. Everett

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20141865  
MAY 30 2014

Amount Paid \$ 6680.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mdm* Deputy

STATUTORY WARRANTY DEED

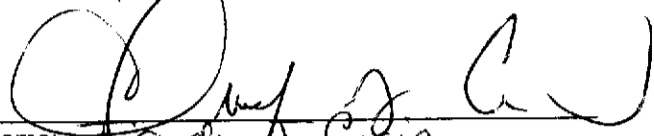
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Sarah E. Everett

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 Power of Attorney of Richard H. Everett to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-29-14

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

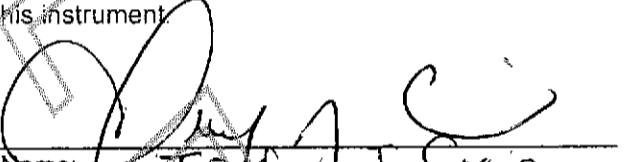


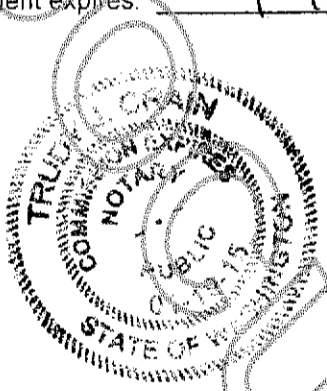
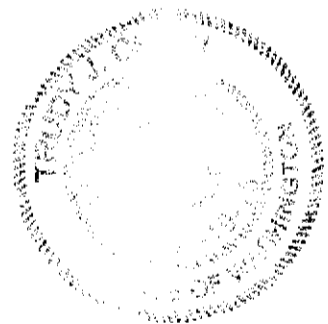
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Sarah E. Everett

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: 5-29-14

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



**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 HERITAGE SQUARE:

Recording No: 7905240029

2. Covenants and restrictions contained in Standard Participation Contract;  
Recorded: August 27, 1984  
Auditor's No.: 8408270004, records of Skagit County, Washington
3. Rights or claims of persons in possession, or claiming to be in possession, and terms and conditions of any unrecorded leases.
4. Assessments, if any, levied by City of Mount Vernon.
5. 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.



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