



Skagit County Auditor 6/12/2014 Page 1 of 4 1:23PM \$75.00

When recorded return to: Benjamin Furrow 202 S. 30th Street Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273 Escrow No.: 620021492

CHICAGO TITLE 620021492

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard A. Lyons and Jane A. Lyons, 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 Benjamin Furrow, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Lot 66, "Eastgate Addition, Plat No. 4," according to the plat thereof, recorded in Volume 14 of Plats, Pages 72 and 73, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P83577 / 4509-000-066-0009

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021492, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 9, 2014

Richard A. Lyons (signature)

Jane A. Lyons

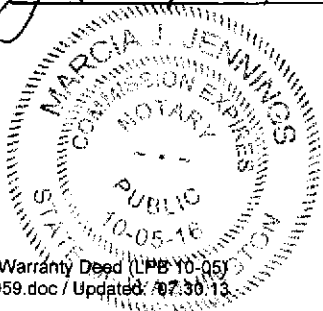
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20142047 JUN 12 2014

Amount Paid \$ 4257.42 Skagit Co. Treasurer By [signature] Deputy

State of Washington County of Skagit

I certify that I know or have satisfactory evidence that Richard A. Lyons 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: June 9, 2014



Marcia J. Jennings Name: Marcia J. Jennings Notary Public in and for the State of WA Residing at: Sedro-Woolley, WA My appointment expires: 10/5/2016

When recorded return to:
Benjamin Furrow
202 S. 30th Street
Mount Vernon, WA 98274

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021492

STATUTORY WARRANTY DEED

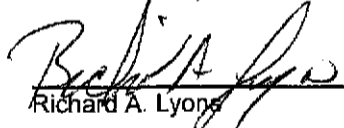
THE GRANTOR(S) Richard A. Lyons and Jane A. Lyons, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Benjamin Furrow, an unmarried man
the following described real estate, situated in the County of Skagit, State of Washington:

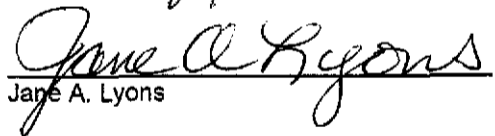
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Dated: June 9, 2014

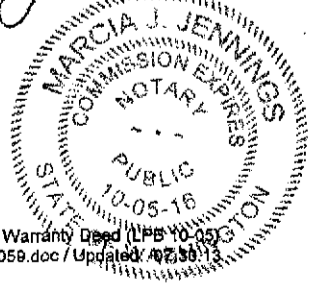

Richard A. Lyons

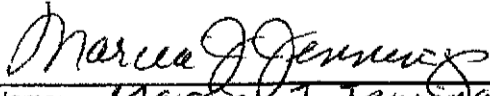

Jane A. Lyons

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Richard A. Lyons
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: June 9, 2014




Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016

Statutory Warranty Deed (LPS 10-05)
WA0000059.doc / Updated 10/30/13



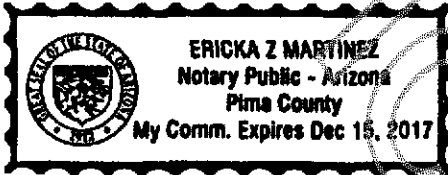
STATUTORY WARRANTY DEED
(continued)

State of Arizona
County of Pima

I certify that I know or have satisfactory evidence that Jane A Lyons
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: 11 June 2014

Ericka Z Martinez
Name: Ericka Z Martinez
Notary Public in and for the State of Arizona
Residing at: Tulson AZ
My appointment expires: Dec 15, 2017



201406120138

SCHEDULE "B"
Special 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 EASTGATE ADDITION PLAT NO. 4:**

Recording No: 8904280033

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, 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 in the document

Recording Date: May 2, 1989
Recording No.: 8905020079

3. Skagit County Right-to-Farm-Ordinance, including the terms, covenants and provisions thereof;

Recording Date: December 29, 2011
Recording No.: 201112290058

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.



201406120138