

When recorded return to:
Carol A. Uhrhan
3371 W. Faircrest Drive
Anaheim, CA 92804



201406130058

Skagit County Auditor

\$73.00

6/13/2014 Page

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2 12:27PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021458

CHICAGO TITLE
020021458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kangaroo Properties, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carol A. Uhrhan, a married individual as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

The East Half of Lot 4, and the West 58.57 Feet of Lot 5, Block 3, KLOKE'S ADDITION TO
BURLINGTON, according to the plat thereof recorded in Volume 7 of Plats, page 40, records of
Skagit County, Washington.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P72651, 4088-003-005-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021458, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 10, 2014

Kangaroo Properties LLC

BY:

Vince Hughes, Member

BY:

Cheryl Francine Hughes, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142065

JUN 13 2014

Amount Paid \$3298.00

Skagit Co. Treasurer

By man Deputy

State of Washington

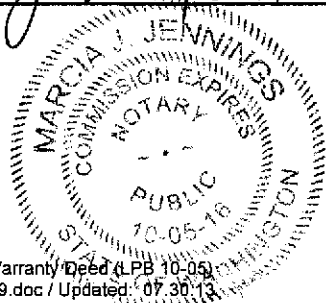
County

of Skagit

I certify that I know or have satisfactory evidence that Vince Hughes and Cheryl Francine Hughes 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 Members of Kangaroo Properties, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated:

June 11, 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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Burlington.
2. 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.

