

When recorded return to:
Scott A. Hamilton
720 Reanna Place
Burlington, WA 98233



201406260077

Skagit County Auditor \$73.00
6/26/2014 Page 1 of 2 3:17PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021160

CHICAGO TITLE
620021160

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael H. Elliott and Sharon S. Elliott, who acquired title as Husband and Wife and now are both unmarried individuals

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott A. Hamilton, an unmarried person

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

Lot 2, RIO VISTA MEADOWS, according to the Plat thereof recorded August 21, 2000 under Auditor's File No. 200008210119, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P117024, 4758-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021160, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 24, 2014

Michael Elliott
Michael H. Elliott

Sharon Elliott
Sharon S. Elliott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142236
JUN 26 2014

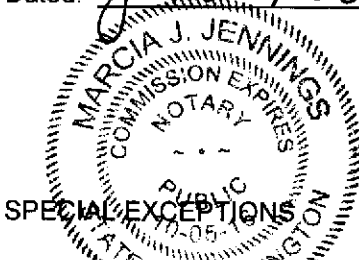
Amount Paid \$ 3937.91
Skagit Co. Treasurer
By HJB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Michael H. Elliott and Sharon S. Elliott
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 25, 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

Statutory Warranty Deed (WA 10-06)
WA0000059.docx Updated: 07-30-13

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 RIO VISTA MEADOWS:

Recording No: 200008210119

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 4, 1920
Auditor's No(s): 143870, records of Skagit County, Washington
In favor of: Skagit County Dairymen's Association, a Corporation
For: Water-Main

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 12, 1999
Auditor's No(s): 199909220102, records of Skagit County, Washington
In favor of: Puget Sound Power & Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: West 10 feet and South 5 feet of said premises

4. Agreement, including the terms and conditions thereof, entered into;
By: Skagit County Diking District No. 12
And Between: Hansell Homes, Inc.
Recorded: September 22, 1999
Auditor's No. 199909220102, records of Skagit County, Washington
Providing: Construction, Maintenance and operation of stormwater, sewer and drainage system

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

6. 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.

