



201406270034

Skagit County Auditor
6/27/2014 Page

1 of

\$73.00

2 11:31AM

When recorded return to:
Charlotte Green
308 Coates Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021583

CHICAGO TITLE
620021583

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Odell, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Charlotte Green, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 23, "Hogg Subdivision", according to the plat thereof, recorded in Volume 16 of Plats, Pages
154 and 155, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P110925, 4689-000-023-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021583, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 20, 2014

John A. Odell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142251

JUN 27 2014

Amount Paid \$ 3474²²

Skagit Co. Treasurer

By MG

Deputy

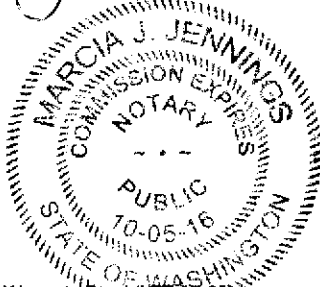
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

John A. Odell

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 20, 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

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Granted to:	Puget Sound and Baker River Railroad Company
Purpose:	50 feet right-of-way
Recording Date:	July 30, 1907
Recording No.:	63371
Affects:	Exact location and extent of easement is undisclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 14, 1926
Recording No.:	197187
Affects:	The exact location and extent of said easement is not disclosed of record
3. 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 **HOGG SUBDIVISION:**

Recording No: 9701150045
4. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees:

Recording Date:	October 20, 1995
Recording No.:	9510200008
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Sedro Woolley
Purpose:	All necessary slopes for cuts and fills
Recording Date:	October 14, 1994
Recording No.:	9410140044
6. Assessments, if any, levied by City of Sedro-Woolley.
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.



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