



201406300166

When recorded return to:  
Kimberlee Nielsen  
817 S. 9th Street  
Mount Vernon, WA 98274

Skagit County Auditor \$74.00  
6/30/2014 Page 1 of 3 3:40PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021613

CHICAGO TITLE  
620021613

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Laurie A. Hoff, an unmarried woman, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kimberlee Nielsen, an unmarried woman, as her separate estate

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

Lot 8, EXCEPT the South 22 1/2 feet thereof, and all of Lot 9, Block 2, MAP OF MILLETT'S ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53513, 3741-002-009-0005

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021613, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made apart hereof as Exhibit "A".

Dated: June 27, 2014

Laurie A. Hoff

State of Washington

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 2315  
JUN 30 2014

Amount Paid \$ 4277.00  
Skagit Co. Treasurer  
By: HB Deputy

STATUTORY WARRANTY DEED

(continued)

County of Skagit

I certify that I know or have satisfactory evidence that Laurie A. Hoff 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: 6/27/2014

  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 8/19/14 WA



**EXHIBIT "A"**  
Exceptions

1. Assessments, if any, levied by City of Mount Vernon.
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.

