



201407080036

Skagit County Auditor

\$73.00

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2 1:39PM

When recorded return to:
Joshua Bedker and Amanda Bedker
518 N 18th Pl
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021477

CHICAGO TITLE
6200 21477

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aldo Allen Steele, a single man, as his 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 Joshua Bedker and Amanda Bedker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, PLAT OF HIGHLAND GLEN DIVISION NO. 2, according to the plat thereof, recorded in Volume 11 of Plats, Page 79, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P80274, 4362-000-011-0001

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021477, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made apart hereof as Exhibit "A"

Dated: July 1, 2014

Aldo Allen Steele
Aldo Allen Steele

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 24 22
JUL 08 2014

State of Washington

County of Skagit

Amount Paid \$ 3992.20
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Aldo Allen Steele 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: 7/7/2014
DEBORAH K. FLICK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2014

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

EXHIBIT "A"

Exceptions
(continued)

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 HIGHLAND GLEN DIVISION NO. 2:**

Recording No: 863766

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

Granted to: City of Mount Vernon
Purpose: Sanitary Sewer
Recording Date: March 30, 1977
Recording No.: 853622
Affects: Said premises

3. Assessments, if any, levied by City of Mount Vernon.
4. 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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