



201407180083

When recorded return to:
Brandon Russell Ericson and Brittany Rose
Ericson
1625 S. 14th Street
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
7/18/2014 Page 1 of 3 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142569
JUL 18 2014

Escrow No.: 620021713

Amount Paid \$ 2977.60
Skagit Co. Treasurer
By *ttb* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) June E. Keepers, Unmarried 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 Brandon Russell Ericson and Brittany Rose Ericson, husband
and wife

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

Lot 13, Block 1 , HILLCREST PARK ADDITION TO MOUNT VERNON, according to the plat
thereof, recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53155 / 3730-001-013-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 17, 2014

June E. Keepers by Sheldra Lee Shaw
June E. Keepers by Sheldra Lee Shaw her attorney in fact

STATUTORY WARRANTY DEED

(continued)

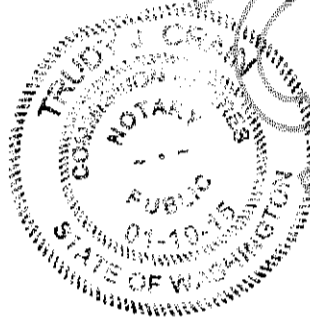
State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Sheldra Lee Shaw

is/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 Power attorney of Jane E. Keepers to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 07-17-14

[Signature]
Name Tracy J. Cain
Notary Public in and for the State of Washington
Residing at: only for
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

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

City, county or local improvement district assessments, if any.
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.

