



When recorded return to:  
Chris Rader  
208 N. Waugh Road  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021659

CHICAGO TITLE 620021659

STATUTORY WARRANTY DEED

THE GRANTOR(S) Louise Wilkerson, sole trustee of the Carroll R. Wilkerson & Louise Wilkerson Revocable Living Trust Dated January 20, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Chris Rader, *A Single Person*

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

Tract 5, "Hilltop Haven", as per plat recorded in Volume 12 of Plats, Pages 47, 48 and 49, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P81281, 4393-000-005-0002

Subject to:

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

Dated: July 13, 2014

Louise Wilkerson, sole trustee of the Carroll R. Wilkerson & Louise Wilkerson Revocable Living Trust Dated January 20, 1993

BY: Louise Wilkerson Trustee  
Louise Wilkerson, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 2584  
JUL 21 2014

Amount Paid \$ 4277.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

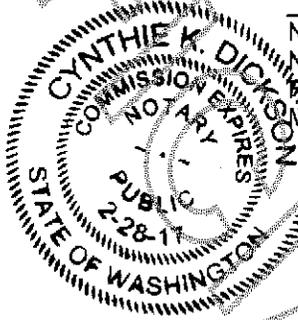
STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of Benton

I certify that I know or have satisfactory evidence that Louise Wilkerson

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 Trustee of Louise Wilkerson be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 14 2014 Revocable Living Trust



CAD  
Name: CYNTHIE K. DICKSON  
Notary Public in and for the State of WA  
Residing at: Richland WA  
My appointment expires: 2-28-17



201407210097

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 9, 1979  
Recording No.: 7903090037

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 1980  
Recording No.: 8008250078

2. 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 HILLTOP HAVEN.**

3. Conveyance of the water system within the Plat of "Hilltop Haven", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale;

Recording Date: March 20, 1979  
Recording No.: 7903200050

4. Assessments, if any, levied by City of Mount Vernon.
5. 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.

