UNOFFICIAL DOCUMENT

When recorded return to:
Francisco Ortiz-Najera and Marcela Aguilar De Ortiz
409 N. La Venture
Mount Vernon, WA 98273

201407210099
Skagit County Auditor $74.00
7/21/2014 Page 1 of 3 2:13PM

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021678

CHICAGO TITLE
620021678

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raul H. Lopez and Maria G. Lopez, husband and wife

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

in hand paid, conveys, and warrants to Francisco Ortiz-Najera and Marcela Aguilar De Ortiz, a married couple

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

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

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

Ptn SE NE 20-34-4E

Tax Parcel Number(s): P26793/340420-0-099-0004

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021678, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made apart hereof as Exhibit "B".

Dated: July 17, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2585
JUL 21 2014
Amount Paid $ 2,497.00
Skagit Co. Treasurer
By mam Deputy

Raul H. Lopez
Raul H. Lopez

Maria Guadalupe Lopez
Maria G. Lopez

DEBORAH K. FLICK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2014

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Raul H. Lopez and Maria G. Lopez 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: July 17, 2014

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

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

That portion of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township ~~4~~ 34 North, Range 4 East, W.M, more particularly described as follows:

Beginning at a point on the West line of that certain street known as LaVenture Road, said point lying 202 feet South of the North line of the said Southeast 1/4 of the Northeast 1/4, and 20 feet West of the East line of the said Section 20; thence South along the said West line of road, 90 feet; thence West 165 feet; thence North 90 feet; thence East 165 feet to the point of beginning;

EXCEPT the East 10 feet lying adjacent and parallel with the West right of way line of LaVenture Road as conveyed to the city of Mount Vernon.

201407210099
Skagit County Auditor $74.00
7/21/2014 Page 2 of 3 2:13PM

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Reservation of right to utilize and maintain that certain four inch sewer drain line;

   Recording Date: June 5, 1958
   Recording No.: 566171

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.

201407210099
Skagit County Auditor $74.00
7/21/2014 Page 3 of 3 2:13PM