



Skagit County Auditor \$73.00
7/31/2014 Page 1 of 2 11:43AM

When recorded return to:
Richard M. Hunnex and Lynne A. Hunnex
13921 Chuckanut Mt. Drive
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021834

CHICAGO TITLE
620021834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Cotten, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard M. Hunnex and Lynne A. Hunnex, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 3 and 4, Block 3, MOORE'S ADDITION TO WOOLLEY, according to the plat thereof,
recorded in Volume 2 of Plats, page 62, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P76825 / 4167-003-004-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021834, Schedule B, Special Exceptions; and Skagit Country Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 25, 2014

Kathleen Cotten
Kathleen Cotten

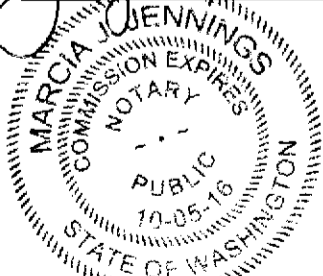
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142746
JUL 31 2014

Amount Paid \$ 2283 .40
Skagit Co. Treasurer
By *mem* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kathleen Cotten
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 30 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Encroachment of a fence onto the Northerly portion of said premises by an undisclosed distance as delineated on the face of a survey recorded July 15, 2003, under Auditor's File No. 200307150173, records of Skagit County, Washington.
2. Right, title and interest of property owners adjacent to the North to that portion of said premises North of said encroaching fence.
3. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No. 9502230028 and 200504040073
4. Assessments, if any, levied by City of Sedro-Woolley.
5. 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.

