



201407310083

Skagit County Auditor

\$74.00

7/31/2014 Page

1 of

3 1:50PM

When recorded return to:
Joseph T. Rivas and Myrtle E. Rivas
15240 Sunset Lane
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.: 620021740

CHICAGO TITLE
620021740

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leroy House, Trustee of the Leroy House Survivor's Trust U/I/D September 3, 2002

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

in hand paid, conveys, and warrants to Joseph T. Rivas and Myrtle E. Rivas, a married couple

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

Lot 12. EXCEPT the North 32 feet thereof, and the North 64 feet of Lot 13, CONN-LIND ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64498, 3884-000-013-0034

Subject to:

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

Dated: 7-29-14

The Leroy House Survivor's Trust U/I/D September 3, 2002

BY Leroy House Trustee
Leroy House
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142762
JUL 31 2014

Amount Paid \$ 4027.20
Skagit Co. Treasurer
By MB Deputy

STATUTORY WARRANTY DEED
(continued)

State of Oregon
county of Jackson

I certify that I know or have satisfactory evidence that Leroy House, Trustee

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 The Leroy House Survivor's Trust U/I/D September 3, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-29-14

(C. Tryber)
Name: Carla J. Tryber
Notary Public in and for the State of OR
Residing at: Jackson Co. OR
My appointment expires: 9-3-17

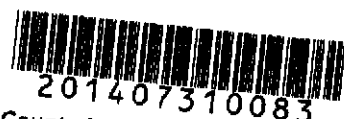


EXHIBIT "A"
Exceptions

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: April 5, 1955
Recording No.: 515686

2. 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: July 28, 1950
Recording No.: 448873

3. 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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