

UNRECORDED



When recorded return to:
Chad Bernhardt
727 Bennett Street
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
8/8/2014 Page 1 of 3 3:46PM

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021870

CHICAGO TITLE
620021870

STATUTORY WARRANTY DEED

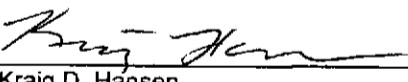
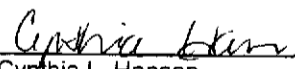
THE GRANTOR(S) Kraig D. Hansen and Cynthia L. Hansen, husband wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chad Bernhardt, An Unmarried Person and *Janelle L. Whitney*,
An Unmarried person, each as their separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, Block 8, Plat of the Town of Sedro, according to the plat thereof, recorded in Volume 1 of
Plats, Page 17, records of Skagit County, Washington.
Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P75344, 4149-008-007-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 5, 2014


Kraig D. Hansen

Cynthia L. Hansen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2886
AUG 08 2014
Amount Paid \$ 3031.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

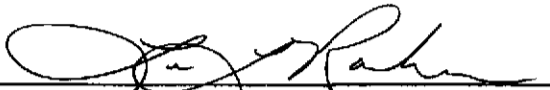
County of SAN JUAN

I certify that I know or have satisfactory evidence that

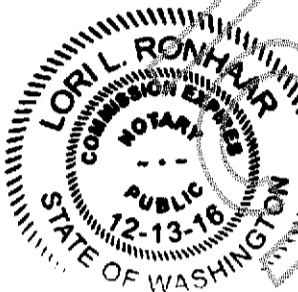
KRAIG D. HANSEN AND CYNTHIA L. HANSEN

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/7/14



Name: LORI L. RONHAAR
Notary Public in and for the State of WASHINGTON
Residing at: FRIDAY HARBOR WA
My appointment expires: 12-13-16



201408080102

EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Sedro-Woolley.
2. 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.



201408080102