

When recorded return to:

Nickolas P. Janssen and Margaret E. Janssen
15676 Sree Oosh Road
La Conner, WA 98257



201408110059

Skagit County Auditor
8/11/2014 Page

1 of 3 9:23AM
\$74.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021636

CHICAGO TITLE

620021636

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary A. Rowe and Cynthia S. Rowe, 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 Nickolas P. Janssen and Margaret E. Janssen, husband and
wife

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

Lots 3 and 4, Block M, MAP OF LA CONNER, as more fully described in Exhibit "A" which is
attached hereto and made a part hereof.

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

Tax Parcel Number(s): P74007, 4123-013-004-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021636, Schedule B, Special Exceptions; and Skagit Country Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 4, 2014

Gary Rowe
Gary A. Rowe

Cynthia S. Rowe
Cynthia S. Rowe

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 2892

AUG 11 2014

Amount Paid \$ 7,214.00

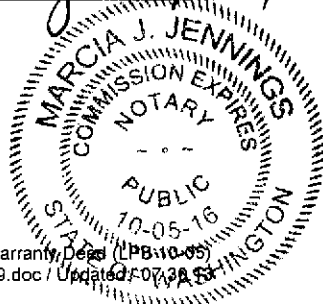
Skagit Co. Treasurer

By mm Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Gary A. Rowe and Cynthia S. Rowe
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: August 6, 2014



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

EXHIBIT "A"

Order No.: 620021636

PARCEL A:

Lots 3 and 4, Block M, MAP OF LA CONNER, according to the plat thereof recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

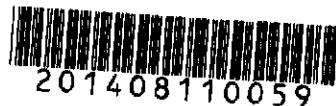
TOGETHER WITH that portion of adjacent vacated alley through said block, which would revert by operation of law.

PARCEL B:

An easement for ingress, egress and utilities over and across that portion of Lots 1 and 2, Block M, MAP OF LA CONNER, according to the plat thereof recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2 being the point of beginning;
Thence South on the East property line, being the West right-of-way of Third Street a distance of 37.90 feet;
Thence West perpendicular to the East line of Lot 2 a distance of 20.00 feet;
Thence Northwesterly on to line perpendicular to the intersection of the Northwesterly lot line;
Thence Northeasterly on the Northwesterly property line a distance of 36.77 feet to the point of beginning.

Situated in Skagit County, Washington.



201408110059

Skagit County Auditor

8/11/2014 Page

2 of

3

\$74.00
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SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: September 14, 1997
Auditor's No(s): 9709040043, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: Parcel B
2. Public and/or private easements, if any, lying within that portion of said premises located in vacated alley.
3. Agreement, including the terms and conditions thereof, entered into;
By: Nord Northwest et al
And Between: Town of LaConner
Recorded: July 17, 1995
Auditor's No.: 9507170068, records of Skagit County, Washington
Providing: Proration of costs to extent utilities in the future
4. Agreement, including the terms and conditions thereof, entered into;
By: Town of LaConner
And Between: Richard G. Nord and Dawn M. Nord
Recorded: March 28, 1997
Auditor's No.: 9703280045, records of Skagit County, Washington
Providing: An assessment reimbursement area
5. Agreement, including the terms and conditions thereof, entered into;
By: Nord Northwest
Recorded: September 4, 1997
Auditor's No.: 9709040043, records of Skagit County, Washington
Providing: Said easement contains, among other things, provisions for maintenance by the common users
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 17, 1995
Auditor's No(s): 9507170068, records of Skagit County, Washington
Imposed By: Town of Laconner
7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
Recording Date: June 29, 2004
Recording No.: 200406290183
8. Assessments, if any, levied by City of La Conner.
9. 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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