



201408140044

Skagit County Auditor

\$73.00

8/14/2014 Page

1 of

2 11:23AM

When recorded return to:

Luis M. Zepeda
1103 S 20th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
CORPORATION OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021857

CHICAGO TITLE 620021857

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Deshaw, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Luis M. Zepeda, an unmarried man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 21, Block 3, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON,
according to the plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County,
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54770 / 3766-003-021-0007

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago
Title Order 620021857, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance,
which are attached hereto and made apart here of as Exhibit "A".

Dated: August 11, 2014

Kelly Deshaw
Kelly Deshaw

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142937
AUG 14 2014

State of Washington

County of YAKIMA

Amount Paid \$2621.⁶³
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Kelly Deshaw 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 12, 2014



Carol Crabtree
Name: CAROL CRABTREE
Notary Public in and for the State of WA
Residing at: YAKIMA, WA
My appointment expires: 11/19/2014

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 25, 1955
Auditor's No(s): 512247, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: February 3, 1955
Auditor's No(s): 512718, records of Skagit County, Washington
Executed By: Park Estates Development Company, a Limited Partnership
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 8, 1974
Recording No.: 809833
Affects: Exterior 7 feet facing street or lots
4. Assessments, if any, levied by City of Mount Vernon.
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.

