



201408150047

Skagit County Auditor

\$74.00

8/15/2014 Page

1 of

3 11:19AM

When recorded return to:

Ryan D. Ison
21794 Eagle Ridge Lane
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620021983

CHICAGO TITLE 620021983**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Parviz B. Kazem and Michelle K. Kazem, 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 Ryan D. Ison, an unmarried person

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL-02-0011, as approved January 23, 2003 and
recorded January 23, 2003, under Auditor's File No. 200301230207, records of Skagit County,
Washington; being a portion of the West Half of the Northeast Quarter of the Northeast Quarter of
Section 27, Township 33 North, Range 4 East W.M.

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P120081 / 330427-1-001-0600, P125200 / 330427-1-001-0700

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021983, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 5, 2014

Parviz B. Kazem
Parviz B. Kazem

Michelle K. Kazem
Michelle K. Kazem

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

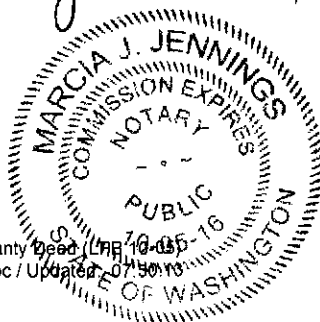
20142961

AUG 15 2014

State of Washington
County of Skagit

Amount Paid \$74.22.⁶⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that
Parviz B. Kazem and Michelle K. Kazem
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, 2014Marcia J. Jennings

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

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Notice of On-Site Sewage System Status and the terms and conditions thereof
Recording Date: December 1, 1989
Recording No.: 8912010044
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: William J. Ruble and Heidemarie Ruble, husband and wife
Purpose: Ingress, egress, roadway and utility
Recording Date: April 1, 1992
Recording No.: 9204010088
Affects: The North 60 feet
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, 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 applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL-02-0011:
Recording No: 200301230207
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: January 23, 2003
Recording No.: 200301230207
Matters shown: Possible encroachment of gravel driveway by varying amounts along Northerly portion of said premises
5. Title Notification - Waiver of 200 foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
Recording Date: January 22, 2004
Recording No.: 200401220028
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof
Recording Date: January 22, 2004
Recording No.: 200401220029
7. Nonexclusive Easement Agreement and the terms and conditions thereof
Recording Date: March 25, 2004
Recording No.: 200403250065
8. The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:
Recording Date: November 2, 2006
Recording No.: 200611020001

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.



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SCHEDULE "B"

Exceptions
(continued)

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.

