

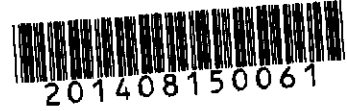
When recorded return to:  
Yorav D. Klauer and Heather O. Klauer  
3611 E Broadway Street  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021893 - CT



201408150061  
Skagit County Auditor  
8/15/2014 Page

1 of 2 12:41PM \$73.00

CHICAGO TITLE 620021893

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bret Thornton and Ingrid Thornton, 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 Heather O. Klauer and Yorav D. Klauer, wife and husband  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 14, "PLAT OF CANDLE RIDGE," according to the plat thereof, recorded in Volume 15 of Plats,  
Pages 110 and 111, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P104251 / 4610-000-014-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021893, Schedule B, Special Exceptions; and Skagit Country Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 13, 2014

Bret Thornton  
Bret Thornton

Ingrid Thornton  
Ingrid Thornton

State of Washington  
County of Skagit

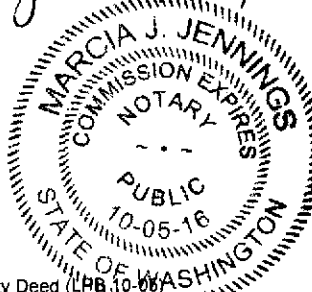
2014 2966  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2014

Amount Paid \$ 5772.20  
By MP Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that  
Bret Thornton and Ingrid Thornton  
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 13, 2014



Marcia 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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF CANDLE RIDGE**.  
Recording No.: 9310190064
  2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: September 17, 1992  
Recording No.: 9209170088
  3. Agreement including the terms and conditions thereof;  
Executed by: T.H.S., Inc., and City of Mount Vernon  
Recording Date: October 19, 1993  
Recording No.: 9310190066  
Providing: Power of Attorney and formation of local improvement district
  4. Exceptions and reservations as contained in deed;  
Recording Date: April 2, 1902  
Recorded In.: Volume 44 of Deeds, Page 499  
As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same
  5. Covenants, conditions, restrictions, assessments 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: August 31, 1994  
Recording No.: 9408310034
- Said instrument is a re-record of instrument recorded under Auditor's File No. 9310220090
- Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 31, 1994  
Recording No.: 9408310035
6. Assessments, if any, levied by City of Mount Vernon.
  7. City, county or local improvement district assessments, if any.
  8. 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.

