



201408150065

Skagit County Auditor \$73.00
8/15/2014 Page 1 of 2 12:42PM

When recorded return to:
James O. Armstrong and Nancy L. Armstrong
7888 Ensley Road
Hamilton, WA 98255

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142967
AUG 15 2014

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021873

Amount Paid \$ 4811.⁰⁰
Skagit Co. Treasurer
By *JTB* Deputy

CHICAGO TITLE 620021873

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric W. Pello, an unmarried 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 James O. Armstrong and Nancy L. Armstrong, husband and
wife

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

The North Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter;
EXCEPT the East 20 feet thereof, in Section 11, Township 35 North, Range 6 East of the
Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P41048 / 350611-3-014-0008

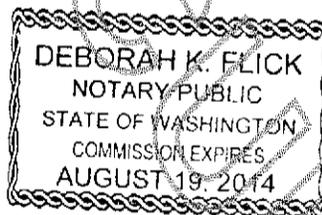
Subject to: Covenants, conditions, restrictions and easements of record, more fully described in
Chicago Title Order 620021873, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: August 14, 2014

Eric W Pello
Eric W. Pello

State of Washington

County of Skagit



I certify that I know or have satisfactory evidence that Eric W. Pello 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: 8/14/2014

Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Admetus WA
My appointment expires: 8/19/14

EXHIBIT "A"
Exceptions

1. Right of way for road known as Ensley Road, constructive notice of which is contained in various instruments of record.
Affects: The East line of said premises
2. Exceptions and reservations as contained in instrument;
Recorded: July 7, 1989
Auditor's No.: 8907070037, records of Skagit County, Washington
Executed By: Scott Paper Company, a Pennsylvania corporation
As Follows: The mineral estate as described in said instrument
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1925
Auditor's No(s): 188885, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 1926
Auditor's No(s): Volume 139 of Deeds, page 553, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 50 feet in width running in a Northerly and Southerly direction, the centerline of which is described as follows: Beginning at a point on the West line of Section 11, Township 35 North, Range 6 East of the Willamette Meridian, which point is 614.7 feet, more or less, North of the Southwest corner of said section; thence running North 86°38' East, a distance of 1,356.80 feet; thence South 89°11' East, a distance of 3,869.14 feet to a point on the East line of said Section, which point is 714.38 feet, more or less, North of the Southeast corner of said section
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.

