



201408200042

Skagit County Auditor
8/20/2014 Page1 of 3 1:30PM
\$74.00

When recorded return to:
Erik Nielsen and Karyelle Nielsen
2408 S. 15th 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.: 620021753

CHICAGO TITLE
620021753

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Russell and Kristin P. Russell, 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 Erik Nielsen and Karyelle Nielsen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 8, SKAGIT VIEW ESTATES, according to the plat thereof recorded November 15, 2002, under
Auditor's File No. 200211150098, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P119821, 4805-000-008-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021753, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 18, 2014

Michael J. Russell
Michael J. Russell

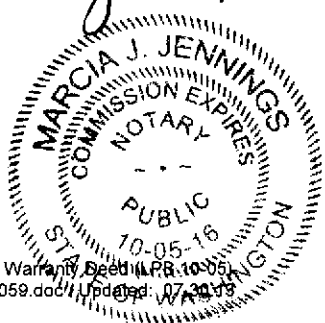
Kristin P. Russell
Kristin P. Russell

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Michael J. Russell and Kristin P. Russell
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 19, 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143030

AUG 20 2014

Amount Paid \$ 4,275.12

Skagit Co. Treasurer

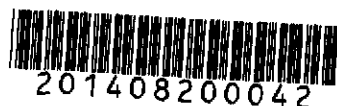
By MAG

Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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: November 14, 2002
Auditor's No(s): 200211140201, records of Skagit County, Washington
Executed By: Mount Vernon Pacific West
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 13, 200
Auditor's No.: 2203190104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120087, records of Skagit County, Washington
Providing: Utility and Access Easement Agreement
4. Agreement, including the terms and conditions thereof, entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120088, records of Skagit County, Washington
Providing: City of Mount Vernon Annexation for Agreement
5. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 667912, records of Skagit County, Washington.
6. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097, records of Skagit County, Washington.
Affects: Said premises and other property
7. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.
8. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. 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.



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\$74.00

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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.

