



201408200053

When recorded return to:
James L. Wade and Lynn C. Wade
315 Reed Street
Sedro Woolley, WA 98284

Skagit County Auditor

\$74.00

8/20/2014 Page

1 of

3 3:26PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021946

CHICAGO TITLE
620021946

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Dean Trautman, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James L. Wade and Lynn C. Wade, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Parcel A:

Lot 9, Block 21, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," according to the plat thereof, recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington.

Situate in Skagit County, Washington

Parcel B:

That portion of vacated Munro Street lying between Blocks 16 and 21 of "REPLAT OF THE JUNCTION ADDITION TO SEDRO," according to the plat thereof, recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington, and lying East of the East line of Reed Avenue and West of the West line of the alley in said Block 21 extended Southerly to the West line of the alley in Block 16 of said "REPLAT OF THE JUNCTION ADDITION TO SEDRO," EXCEPT the South 20 feet thereof.

Including a 2000 52x28 Marlette Manufactured Home, Serial #H018197, Model #5228-9501, title of which has been eliminated.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P76753, 4166-021-009-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143039
AUG 20 2014

Amount Paid \$3120.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2014

Donald Dean Trautman
Donald Dean Trautman

State of WASHINGTON

COUNTY or SKAGIT

I certify that I know or have satisfactory evidence that

Donald Dean Trautman
(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

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014

NOTARY PUBLIC
STATE OF WASHINGTON
KATHERYN A FREEMAN
COMMISSION EXPIRES 09-01-14



201408200053

0.620019-620021946

EXHIBIT "A"
Exceptions

1. Skagit County Right to Farm Ordinance, including the terms, covenants and provisions thereof;
Recording Date: August 10, 2012
Recording No.: 201208100083
2. Assessments, if any, levied by City of Sedro-Woolley.
3. 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.

