



201408210060

Skagit County Auditor \$74.00
8/21/2014 Page 1 of 3 11:55AM

When recorded return to:
Danny R. Cannon and Joni J. Cannon
802 Kodak Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021793

CHICAGO TITLE
620021793

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Svoboda, Personal Representative of The Estate of Mary Ann Svoboda, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Danny R. Cannon and Joni J. Cannon, husband and wife

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

Lot 26, PLAT OF KINGSGATE, DIV. NO. 2, according to the plat thereof, recorded in Volume 12 of Plats, page 34, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81052, 4385-000-026-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021793, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 28, 2014

The Estate of Mary Ann Svoboda, deceased

BY: [Signature]
Roger Svoboda, Personal Representative

20143052
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2014

Amount Paid \$ 4259.00
Skagit Co. Treasurer
By: [Signature] Deputy

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Mary Ann Svoboda, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

see Attached Civil Acknowledgment AR

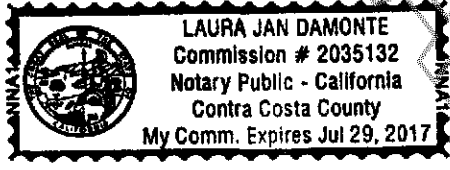
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of CONTRA COSTA

On July 30, 2014 before me, LAURA JAN DAMONTE, NOTARY PUBLIC
Date Name and Title of the Officer

personally appeared ROGER SVOBODA
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: Personal Representative of Other: _____
the Estate of MARY ANN SVOBODA-DECEASED

Signer Is Representing: _____ Signer Is Representing: _____



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 KINGSGATE DIV. NO. 2:

Recording No. 891786

2. Agreement, including the terms and conditions thereof, entered into;
By: The City of Burlington, a municipal corporation of the State of Washington

And Between: Kingsgate Development Corporation
Recorded: December 19, 1978
Auditor's No.: 893351, records of Skagit County, Washington
Providing: Sewer facilities and reimbursement of costs by subsequent users

3. 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: May 12, 1982
Auditor's No(s): 8205120029, records of Skagit County, Washington
Executed By: Kingsgate Development Corporation, a Washington corporation

4. Assessments, if any, levied by City of Burlington.
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.

