



When recorded return to:
James Lepore and Ariel Lepore
15138 Sunset Lane
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
8/22/2014 Page 1 of 3 1:48PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021746

CHICAGO TITLE
620021746

STATUTORY WARRANTY DEED

THE GRANTOR(S) John R. Huemmer, Jr. a single 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 Lepore and Ariel Lepore, a married couple

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

Lot 6, CONN-LIND ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page
25, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P64489 / 3884-000-006-0009

Subject to:

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

Dated: August 21, 2014

John R. Huemmer, Jr.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143083
AUG 22 2014

Amount Paid \$2986.50
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

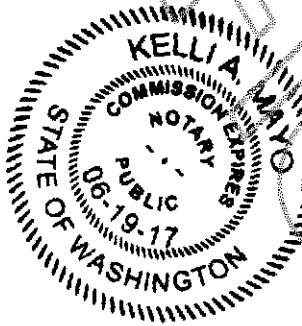
State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

John R. Burner Jr.
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8/21/14



Kellia A. Mayo
Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Salmo Woolley, WA
My appointment expires: 6/19/17



201408220101

EXHIBIT "A"
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: April 5, 1955

Auditor's No(s): 515686, records of Skagit County, Washington

Executed By: Murray A. Conn and Gladys E. Conn, husband and wife; Melvin E.

Anderson and Iris M. Anderson, husband and wife; and Grant LaMothe and Loraine

M. LaMothe, husband and wife

2. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: December 8, 2011

Recording No.: 201112080042

3. City, county or local improvement district assessments, if any.

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.



201408220101