



201408280081

Skagit County Auditor \$73.00
8/28/2014 Page 1 of 2 1:26PM

When recorded return to:
Nevin Middleton
Innovation Homes, LLC, a Washington Limited
Liability Company
1160 Yew Ave, DSS, #5145
Blaine, WA 98230

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022029

CHICAGO TITLE
620022029

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford J. Schroeder, a married 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 Innovation Homes, LLC, a Washington Limited Liability Company

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

Lot 9 and 10, Block 167, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P56060 / 3772-167-010-0005

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620022029, 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 25, 2014

Clifford J. Schroeder
Clifford J. Schroeder
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3150
AUG 28 2014



State of Washington

County of Skagit

Amount Paid \$46.33
Skagit Co. Treasurer
By *man* Deputy

I certify that I know or have satisfactory evidence that Clifford J. Schroeder 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: *8/25/14*



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Blaine WA
My appointment expires: 8/19/18

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 13, 2004
Recording No.: 200703130062
Matters shown: Location of a board fence & shed on East line of said premises

2. Assessments, if any, levied by City of Anacortes.
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.



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