



201408290009

Skagit County Auditor
8/29/2014 Page1 of 3 8:44AM
\$74.00**When recorded return to:**Ranulfo Lopez Velasco and Esther Velasco Garcia
401 E Magnolia Avenue
Burlington, WA 98233SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143165
AUG 29 2014

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON425 Commercial St
Mount Vernon, WA 98273Amount Paid \$1,963.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

Escrow No.: 620022051

CHICAGO TITLE
620022051**STATUTORY WARRANTY DEED**

THE GRANTOR(S) J. Howard Ammons and Denise Ammons, 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 Ranulfo Lopez Velasco and Esther Velasco Garcia, a married couple

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

PARCEL A:

Lot 7, Block 8, Amended Plat of Burlington, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Together with the vacated portion of Spruce Street lying between the East line of Lot 1, Block 81, and the West line of Lot 7, Block 8, Amended Plat of Burlington, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, and between the North and South lines of Lot 7, Block 8, extended West.

Together with that portion of Spruce Street adjacent, which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington

PARCEL B:

All that portion of the following described land which lies West of the Great Northern Railway Company right of way:

Beginning at the intersection of the South line of the Southwest Quarter of the Northwest Quarter of said Section 32, Township 35 North, Range 4 East, W.M. with the West right of way line of the Great Northern Railway Company right of way;

Thence West along the South line of said Southwest Quarter of the Northwest Quarter a distance of 95 feet;

Thence North 90 feet;

Thence East 75 feet, more or less, to the West line of the Great Northern Railway Company right of way;

Thence Southeasterly along said right of way line to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P71325 / 4076-008-007-0007, P38183 / 350432-0-018-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 26, 2014

J. Howard Ammons
J. Howard Ammons

Denise Ammons
Denise Ammons

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
J. Howard Ammons and Denise Ammons
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 27, 2014
Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 9-01-2014

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



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EXHIBIT "A"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Assessments, if any, levied by City of Burlington.
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.

