



201408290124

Skagit County Auditor \$73.00
8/29/2014 Page 1 of 2 11:50AM

When recorded return to:
Robert Nichols
808 Jennings Avenue
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022126

CHICAGO TITLE
620022126

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marlene D. Schuck, a married woman, who acquired title as Marlene S. Davis, a single woman; and Mark Schuck, her spouse

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Robert Nichols, an unmarried man

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

Lot 13 and the West Half of Lot 14, Block 106, TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 18 records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130233 / 4152-106-014-1007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022126, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 22, 2014

Marlene D. Schuck
Marlene D. Schuck

Mark Schuck
Mark Schuck

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143185

AUG 29 2014

Amount Paid \$ 2363.50

Skagit Co. Treasurer
By MB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Marlene D. Schuck and Mark Schuck 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/hen/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 29, 2014

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2010



SCHEDULE "B"
Special Exceptions

1. Record of Survey
Recording Date: August 27, 2010
Recording No.: 201008270133
2. Terms and conditions of Boundary Line Adjustment Quit Claim Deed
Recording Date: September 9, 2010
Recording No.: 201009090074
3. Waiver of Protest Regarding ULID/LID Within the City of Sedro-Woolley and the terms and conditions thereof
Recording Date: March 30, 2012
Recording No.: 201203300134
4. Assessments, if any, levied by City of Sedro-Woolley.
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.

