



201408290213

Skagit County Auditor

8/29/2014 Page

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2 3:51PM

\$73.00

When recorded return to:
Jeremy S. Nelson and Christine M. Nelson
3910 Comanche Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021964

CHICAGO TITLE
620021964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Frank and Joanne Frank, 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 Jeremy S. Nelson and Christine M. Nelson, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and
35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54467 / 3762-000-002-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021964, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 27, 2014

Richard Frank
Richard Frank

Joanne Frank
Joanne Frank

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3230

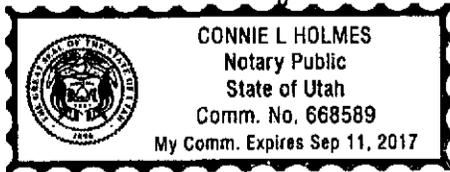
AUG 29 2014

Amount Paid \$ 4,686.40
Skagit Co. Treasurer
By [Signature] Deputy

State of Utah
County of Salt Lake

I certify that I know or have satisfactory evidence that
Richard Frank and Joanne Frank
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: 28 August 2014



Connie L Holmes
Name: Connie L Holmes
Notary Public in and for the State of Utah
Residing at: Murray, UT
My appointment expires: 9-11-17

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 THUNDERBIRD:

Recording No: 893440

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 16, 1968
Auditor's No(s): 715205, records of Skagit County, Washington
Executed By: Keith S. Johnson and Alison R. Johnson, et al

3. Assessments, if any, levied by City of Mount Vernon.

4. 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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