



201409120108

When recorded return to:

Timothy Chappell
20461 Hamilton Court
Burlington, WA 98233

Skagit County Auditor

\$73.00

9/12/2014 Page

1 of

2 2:12PM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021965

CHICAGO TITLE

620021965

STATUTORY WARRANTY DEED

THE GRANTOR(S) Illa Gilbert-Jones, Successor Trustee of The Tomas Salas Terlaje and Ana Guzman Terlaje Revocable Living Trust dated December 8, 2008

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

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

Lot 5, "Plat of Hamilton Court", according to the plat thereof, recorded in Volume 15 of Plats, Page 39, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in Skagit County, Washington.

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

20143386
SEP 12 2014

Tax Parcel Number(s): P102646, 4584-000-005-0004

Amount Paid \$4624¹⁰
Skagit Co. Treasurer
By *MB* Deputy

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620021965, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "B".

Dated: August 29, 2014

The Tomas Salas Terlaje and Ana Guzman Terlaje Revocable Living Trust dated December 8, 2008

BY:

Illia Gilbert-Jones
Illia Gilbert-Jones, Successor Trustee

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Illa Gilbert-Jones, is a natural person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of The Tomas Salas Terlaje and Ana Guzman Terlaje Revocable Living Trust dated December 8, 2008 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

8/29/14

Name:

Deborah K. Flick
DEBORAH K. FLICK

Notary Public in and for the State of

WA
WA

Residing at:

Burlington
Burlington

My appointment expires:

8/19/18
8/19/18

EXHIBIT "A"

Exceptions

1. Terms, conditions and provisions of that certain Variance Permit;

Recording Date: January 27, 1990
Recording No.: 9012270044
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: December 9, 1991
Recording No.: 9112090087
3. 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 **HAMILTON COURT**.

Recording No: 9208110096
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 5, 1994
Recording No.: 9401050064

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 22, 1995
Recording No.: 9503220050
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.

