

When recorded return to:
James D. Bechtel and River Song
21256 Plaza Drive
Sedro Woolley, WA 98284

Skagit County Auditor
9/15/2014 Page

1 of

3

\$74.00
1:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021654

CHICAGO TITLE
620021654

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard N. Byford and Mary Alice Byford, 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 James D. Bechtel, an unmarried individual and River Song, an
unmarried individual, as joint tenants with right of survivorship, and not as tenants in common or as
community property

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

Lot 5, Block 2, "LAMM'S PANORAMA VIEW LOTS", as per plat recorded in Volume 7 of Plats,
page 39, records of Skagit County, Washington;

EXCEPT that portion thereof described as follows:

Beginning at the most Southerly corner of said Lot 5;
Thence North 62°03'44" West along the Southwesterly line of said Lot, 123.70 feet to the Westerly
line of said Lot;
Thence South 73°28'11" East 66.71 feet;
Thence South 49°18'52" East 59.78 feet to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67773, 3965-002-005-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620021654, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

THE GRANTEE(S) BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO
ACQUIRE SAID PREMISES AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT
AS TENANTS IN COMMON OR AS COMMUNITY PROPERTY.

James D. Bechtel
James D. Bechtel

River Song
River Song

Dated: September 3, 2014

Richard N. Byford
Richard N. Byford

Mary Alice Byford
Mary Alice Byford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143408
SEP 15 2014

Amount Paid \$ 3472.44
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED
(continued)

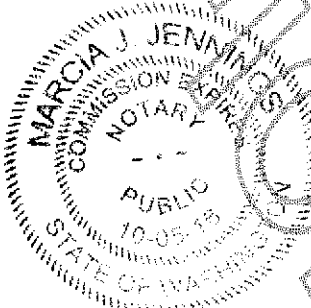
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Richard N. Byford and Mary Alice Byford
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: September 4, 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: 10/5/2016



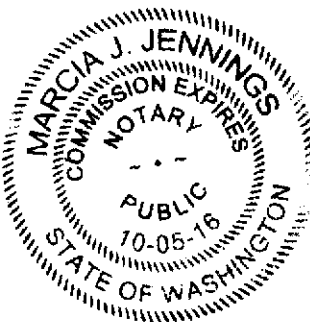
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
James D. Bechtel and River Song
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: September 12, 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: 10/5/2016



201409150086

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Exceptions and reservations as contained in instrument;
Recorded: March 22, 1902
Auditor's No.: Volume 44 of Deeds, page 412, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove same
2. Covenants, conditions, and restrictions 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 14, 1955
Auditor's No(s): 519356, records of Skagit County, Washington
Executed By: E. S. Lamm

Amended by instrument(s):
Recorded: May 11, 1956
Auditor's No(s): 535987, records of Skagit County, Washington
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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