

When recorded return to:
Leslie Anne Porter
216 Brittany Street
Mount Vernon, WA 98274



201409240020

Skagit County Auditor \$74.00
9/24/2014 Page 1 of 3 1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022168

CHICAGO TITLE
620022168

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig M. Hansen and Nancy E. Stephenson, 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 Leslie Anne Porter, An Unmarried person as her separate
estate

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

Lot 6, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006 under
Auditor's File No. 200609220186, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125072 / 4904-000-006-0000

Subject to:

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

Dated: September 23, 2014

Craig M. Hansen

Nancy E. Stephenson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143543

SEP 24 2014

Amount Paid \$4294.80
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

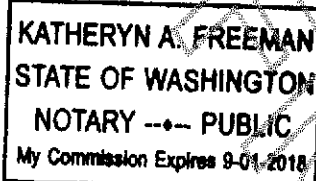
County of SKAGIT

I certify that I know or have satisfactory evidence that

Craig M. Hansen and Nancy E. Stephenson

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 23, 2014



Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Stanwood WA
My appointment expires: 9-01-2018



201409240020

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of said premises adjacent to street
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CEDAR HEIGHTS WEST.
Recording No: 200609220186
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: October 19, 2006
Auditor's No(s): 200610190062, records of Skagit County, Washington
Executed By: Cedar Heights LLC, a Washington limited liability company
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 19, 2006
Auditor's No(s): 200610190062, records of Skagit County, Washington
Imposed By: Cedar Heights LLC, a Washington limited liability company
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: February 28, 2007
Auditor's No(s): 200702280242, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.

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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