



201409260062

When recorded return to:
Maria Del R Juarez
P.O. Box 3124
Bellingham, WA 98225

Skagit County Auditor

\$73.00

9/26/2014 Page

1 of

2 11:50AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98278
Escrow No.: 620022279

CHICAGO TITLE
620022279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Harris, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Maria Del R Juarez, an unmarried person, as her separate
estate

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

Lot 7, "Plat of Cascade Addition to Mount Vernon", according to the plat thereof, recorded on
December 17, 2004, under Auditor's File No. 200412170126, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122421, 4850-000-007-0000

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620022279, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made a part here of as Exhibith "A".

Dated: September 22, 2014

Susan Harris
Susan Harris

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20143580

SEP 26 2014

State of Oregon

County of Clatsop

Amount Paid \$ 3832.00

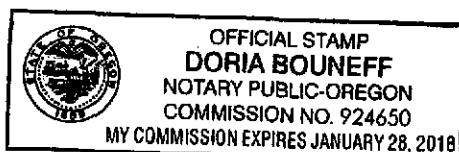
Skagit Co. Treasurer

By: HB

Deputy

I certify that I know or have satisfactory evidence that Susan Harris 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: 9/23/14



Name: Doria Bouneff
Notary Public in and for the State of Oregon
Residing at: Oregon
My appointment expires: 1/28/18

EXHIBIT "A"
Exceptions

1. Terms, conditions and restrictions of that instrument entitled Power of Attorney and Agreement Regarding Formation of Local Improvement District;

Recording Date: October 4, 1989
Recording No.: 8910040095

2. 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 **CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-89:**

Recording No: 8909150001

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: April 5, 2004
Recording No.: 200404050142

4. 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 **PLAT OF CASCADE ADDITION TO MOUNT VERNON:**

Recording No: 200412170126

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

6. 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.



201409260062