



201409260064

Skagit County Auditor

\$76.00

9/26/2014 Page

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5 11:51AM

When recorded return to:

Kenneth M. Malmkar and Karen A. Malmkar
415 S. 28th Street
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.: 620022078

CHICAGO TITLE
620022078

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Sperling and Carrie J. Sperling, 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 Kenneth M. Malmkar and Karen A. Malmkar, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 17, PLAT OF EASTMONT, according to the Plat thereof recorded in Volume 15 of Plats,
Pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P106560 / 4637-000-017-0006

Subject to:

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

Dated: September 16, 2014

James R. Sperling

Carrie J. Sperling
Carrie J. Sperling

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 3585

SEP 26 2014

Amount Paid \$ 3315.80

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

State of CALIFORNIA

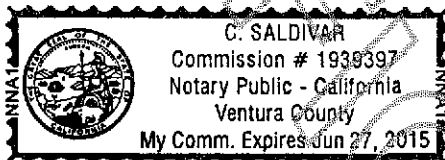
County of Ventura

I certify that I know or have satisfactory evidence that

CARIE J SPERLING

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: Sept 24, 2014



Name: C. SALDIVAR

Notary Public in and for the State of CA

Residing at: 816 Paseo Serenata Camarillo CA

My appointment expires: 6-27-15



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When recorded return to:
Kenneth M. Malmkar and Karen A. Malmkar
415 S. 28th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

425 Commercial St
Mount Vernon, WA 98273

Escrow No. 620022078

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Sperling and Carie J. Sperling, 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 Kenneth M. Malmkar and Karen A. Malmkar, a married couple

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

Lot 17, PLAT OF EASTMONT, according to the Plat thereof recorded in Volume 15 of Plats,
Pages 199 through 201 records of Skagit County, Washington.

Situated in Skagit County, Washington

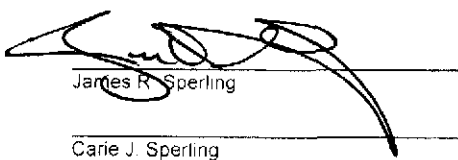
Abbreviated Legal. (Required if full legal not inserted above)

Tax Parcel Number(s) P106580 / 4637-000-017-0006

Subject to:

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

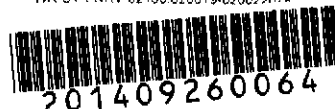
Dated: September 16, 2014


James R. Sperling

Carie J. Sperling

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc Updated: 07-30-13

WA-CT-FNRV-02150.620019-620022078



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\$76.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of San Diego

On Sept. 24, 2014 before me, Lindy Jeffers, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James R. Spelling
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



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EXHIBIT "A"
Exceptions

1. 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 PLAT OF EASTMONT.

Recording No: 9410110061

2. Terms and conditions of the City of Mount Vernon Ordinance;
Recorded: July 18, 1990
Auditor's No.: 9007180053, records of Skagit County, Washington
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 27, 1994
Auditor's No(s): 9410270072, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 27, 1994
Auditor's No(s): 9410270073, records of Skagit County, Washington
Imposed By: John Hocking, John Lind, and Sandra Hocking
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Eastmont Association.

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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