



201410060054

Skagit County Auditor \$75.00
10/6/2014 Page 1 of 4 9:40AM

When recorded return to:
Danielle J. Flatmo Simpson
PO Box 2
Arlington, WA 98223

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022301

CHICAGO TITLE
620022301

STATUTORY WARRANTY DEED

THE GRANTOR(S) J & H Real Estate LLC *J.H. A.H.*
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Danielle J. Flatmo Simpson, *a single woman*

the following described real estate, situated in the County of Skagit, State of Washington:
That portion of Government Lot 10 in Section 19, Township 34 North, Range 4 East of the
Willamette Meridian, described as follows:

Beginning at a point on the West line of said Government Lot 10, which is 885.7 feet South of the
Northwest corner of said Government Lot;
thence North 86° East a distance of 270 feet to the true point of beginning;
thence North 86° East a distance of 80 feet;
thence South a distance of 80 feet;
thence South 86° West a distance of 80 feet;
thence North a distance of 80 feet to the true point of beginning;

EXCEPT any portion lying within the boundaries of Barker Street running along the East side
thereof;

AND EXCEPT that portion, if any, lying within that parcel conveyed by deed, recorded on April 14,
1959, under Auditor's File No. 579048, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P26414, 340419-0-087-0019

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143739
OCT 06 2014

Amount Paid \$ 2096.50
Skagit Co Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 10/3/14

J & H Real Estate

BY: Alan Heyntsen
Alan Heyntsen

BY: Teresa Heyntsen
Teresa Heyntsen

BY: Larry R. Jensen
Larry R. Jensen



State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Alan Heynsten
Teresa Heynsten & Larry R. Jene
is/are the 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 Members of J & H Real Estate LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 10/3/14


Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Cedar Woolley, WA
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Mount Vernon.
2. City, county or local improvement district assessments, if any.

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.

