



201410130050

Skagit County Auditor 10/13/2014 Page 1 of 2 1:13PM \$73.00

When recorded return to:
Romeo N. Ubungen
P.O. Box 1942
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.: 620022475

CHICAGO TITLE
620022475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert F. Young, Sr. and Joyce J. Young, 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 Romeo N. Ubungen, an unmarried man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, WIDNOR DRIVE, according to the plat thereof, recorded in Volume 9 of Plats, page 104,
records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P54921 / 3771-000-040-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022475, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 10, 2014

Robert F. Young Sr
Robert F. Young, Sr.

Joyce J. Young
Joyce J. Young

State of Washington
County of Skagit

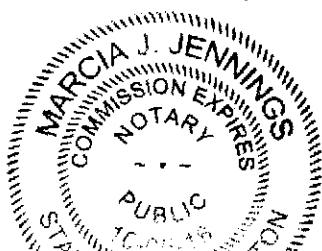
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143832
OCT 13 2014

Amount Paid \$15.80
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that
Robert F. Young Sr. and Joyce J. Young
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: October 13, 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: 10/15/2016

SCHEDULE "B"

SPECIAL 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 WIDNOR DRIVE:

Recording No: 724849

- 2. Covenants, conditions, and restrictions contained in instrument, 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: January 22, 1986

Auditor's No.: 8601220069, records of Skagit County, Washington

As Follows: Restrictions on other tracts in said plat imposed by various instruments of record, which may be notice of a general plan as follows:

- A. Plat restricted to Modular Homes, including double wide Mobile Homes, minimum 20 feet wide.
- B. All homes must be skirted or have perimeter concrete foundations, concrete blocks accepted.
- C. Driveways and landscaping to be completed by lot purchaser.
- D. All utilities to be kept underground.
- 3. Assessments, if any, levied by City of Mount Vernon.
- 4. 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 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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