

When recorded return to:

Paulina Bradley
1513 E. Division Street, Unit 5
Mount Vernon, WA 98274



201410300060

Skagit County Auditor
10/30/2014 Page

1 of

\$76.00

5 12:17PM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Tuemmler and Sharon Tuemmler, Husband and Wife

LAND TITLE OF SKAGIT COUNTY

for and in consideration of ten dollars and other good and valuable consideration

149713

in hand paid, conveys, and warrants to Paulina Bradley, an unmarried individual

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

Unit 5, "DIVISION STREET VILLAGE, A CONDOMINIUM COMMUNITY," as per Survey Map and Set of Plans recorded December 1, 2006, under Auditor's File No. 200612010119, and Condominium Declaration as recorded December 1, 2006, under Auditor's File No. 200612010120, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO Covenants, Conditions and Restrictions of record as attached hereto on Exhibit "A" and by this reference made a part hereof.

SUBJECT TO Right to Farm Disclosure as attached hereto on Exhibit "B" and by this reference made a part hereof.

2014 4081
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

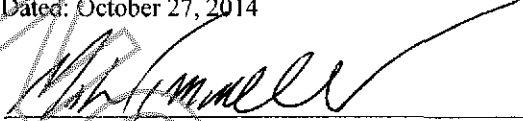
OCT 30 2014

Tax Parcel Number(s): P125285 / 4910-000-005-0000

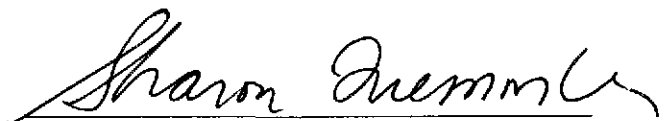
Amount Paid \$ 1785.00
By [Signature] Skagit Co. Treasurer
Deputy

LPB 10-05(1)
Page 1 of 2

Dated: October 27, 2014



Mark Tuemmler



Sharon Tuemmler

STATE OF Washington

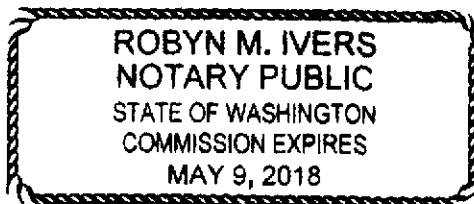
COUNTY OF Snohomish ss.

I certify that I know or have satisfactory evidence that Mark Tuemmler and Sharon Tuemmler
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/28/14



Notary name printed or typed: Robyn M. Ivers
Notary Public in and for the State of Washington
Residing at Bothell
My appointment expires: 05/09/18



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EXHIBIT "A"

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A 7 foot strip through the common areas
Dated: June 1, 1972
Recorded: June 20, 1972
Auditor's No.: 769880

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Warren W. Olson and Myrtle Olson
Purpose: Construction and maintenance of a sewer pipeline
Area Affected: South 40 feet of the common area
Dated: July 31, 1972
Recorded: September 1, 1972
Auditor's No.: 773475

C. AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: Orland Nobel
And: TCI Cablevision of Washington, Inc.
Recorded: October 26, 1998
Auditor's File No.: 9810260111
Providing For: Cable Television Service

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Purpose: 1). For the routing and installation of the facilities, 2). such facilities, and 3). The marketing and provision of the services to the residents of the premises.
Area Affected: Unknown
Dated: December 1, 2002
Recorded: July 9, 2003
Auditor's No.: 200307090012

E. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS, WITH PROVISIONS FOR THE LEVY OF ASSESSMENTS, CONTAINED IN DECLARATION:

Executed By: ABK Investments, LLC
Recorded: December 1, 2006
Auditor's No.: 200612010120



E. (continued):

AMENDMENT TO COVENANTS:

Recorded: November 4, 2011
Auditor's No.: 201111040029

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Purpose: To construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications.

Area Affected: Division Street Village, a Condominium, Units 1 thru 15
Dated: September 12, 2008
Recorded: October 8, 2009
Auditor's No.: 200910080080



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EXHIBIT "B"

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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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