



201411120087

Skagit County Auditor
11/12/2014 Page1 of 2 3:17PM
\$73.00

When recorded return to:
Wendy L. La Prade
4626 Monte Vista Drive
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.: 620022043

CHICAGO TITLE
620022043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teddye S. Sells, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Wendy L. La Prade, an unmarried person

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

Lot 4, Block 15, "VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH.", as per
plat recorded in Volume 3 of Plats, page 62, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54656 / 3764-015-004-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022043, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30
days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying
the property for a sales price greater than \$(120% of short sale price) until 90 days from the date of this
deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated: November 4, 2014

Teddye S. Sells

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2014/4262
NOV 12 2014

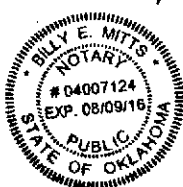
State of OKLAHOMA
COUNTY of CANADIAN

Amount Paid \$ 2194.40
Skagit Co. Treasurer
By nan Deputy

I certify that I know or have satisfactory evidence that

TEDDYE S. SELLS

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: November 7, 2014

Name: BILLY E. MITTS
Notary Public in and for the State of OKLAHOMA
Residing at: OKLAHOMA CITY, OK
My appointment expires: 08/09/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 4, 1922
Auditor's No.: 155478, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer Line
Affects: A strip of land running easterly and westerly across said premises
2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.
4. 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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