

When recorded return to:
Jeffrey Brown
2510 S. 18th Street
Mount Vernon, WA 98274



201101060051
Skagit County Auditor

1/6/2011 Page 1 of 3 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620012435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Troy W. Kunz and Joyce E. Kunz, 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 Jeffrey R. Brown, a married man as his separate estate

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

Lot 39, SKAGIT VIEW ESTATES, according to the plat thereof recorded November 15, 2002,
under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number: 4805-000-039-0000 P119852

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 9, 12, 13, Chicago Title Insurance Company Order
620012435, which is attached hereto and made a part hereof, and Skagit County Right To Farm
Ordinance which is attached.

Dated: January 4, 2011

Troy W. Kunz

Joyce E. Kunz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

36

JAN 06 2011

Amount Paid \$ 4989.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Troy W. Kunz and Joyce E. Kunz are the
person(s) who appeared before me, and said person(s) acknowledged that they signed this of
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: January 5, 2011

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2012



EXHIBIT "A"
Exceptions

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 Skagit View Estates:

Recording No. 200211150098

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: November 14, 2002

Auditor's No(s): 200211140201, records of Skagit County, Washington

Executed By: Mount Vernon Pacific West

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 13, 2002

Auditor's No.: 2203190104, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

4. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon

And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust

Recorded: March 12, 1997

Auditor's No.: 9703120087, records of Skagit County, Washington

Providing: Utility and Access Easement Agreement

5. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon

And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust

Recorded: March 12, 1997

Auditor's No.: 9703120088, records of Skagit County, Washington

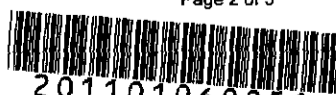
Providing: City of Mount Vernon Annexation for Agreement

6. Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912.

7. Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965 under Auditor's File No. 666097.
Affects: Said premises and other property

8. Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Auditor's File No. 259092.

9. Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996 under Auditor's File No. 9608120096.



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- 10. City, county or local improvement district assessments, if any.
- 11. Assessments, if any, levied by City of Mount Vernon.

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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