



201208150055
Skagit County Auditor

When recorded return to:
Miguel Avalos
1417 Woodland Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015837

CHICAGO TITLE 620015837
STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger R. Robert, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Miguel Avalos, an unmarried person

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

Lot 41, FOREST ESTATES, according to the plat thereof, recorded in Volume 8 of Plats, pages 53
and 54, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65456, 3914-000-041-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully describe in
Schedule B, Special Excpetions, Chicago Title Company Order 620015837; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 13, 2012

Roger R. Robert
Roger R. Robert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2472
AUG 15 2012

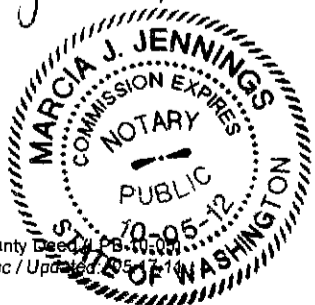
Amount Paid \$ 3031.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Roger R. Robert
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: August 14, 2012

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro - Woolley, WA
My appointment expires: 10/5/2012



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 FOREST ESTATES:

Recording No: 639226

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 6, 1963

Auditor's No(s): 639291, records of Skagit County, Washington

Amended by instrument(s):

Recorded: March 10, 1969

Auditor's No(s): 724056, records of Skagit County, Washington

3. Terms and conditions of Ordinance No. 2418

Recording Date: December 6, 1990

Recording No.: 9012060016

Amended by Ordinance 2425

Recording Date: March 4, 1991

Recording No.: 9103040091

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if 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.

