

When recorded return to:  
Jacob A. Scherr and Ann M. Scherr  
1512 Sarah Street  
Mount Vernon, WA 98274

201208280196  
Skagit County Auditor

8/28/2012 Page 1 of 3 4:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014288

CHICAGO TITLE  
620014288

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael B. Lumpkin and Shawna R. Lumpkin, 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 Jacob A. Scherr and Ann M. Scherr, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, PLAT OF BLACKBURN RIDGE, according to the plat thereof, recorded in Volume 16 of  
Plats, pages 206 through 208, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113171, 4708-000-022-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Company Order 620014288; and Skagit County Right  
To Farm Ordinance; which are attached hereto and made a part hereof

Dated: August 20, 2012

Michael B. Lumpkin

Shawna R. Lumpkin

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

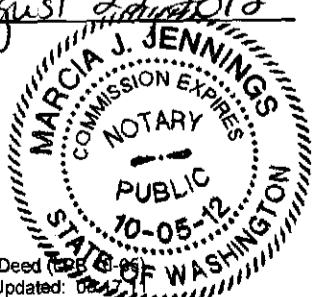
20122656  
AUG 28 2012

Amount Paid \$ 2054.00  
Skagit Co. Treasurer  
By: Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael B. Lumpkin and Shawna R. Lumpkin  
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 22, 2012



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

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 1975  
Auditor's No(s): 826431, records of Skagit County, Washington  
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1977  
Auditor's No.: 868658, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
  
3. Agreement, including the terms and conditions thereof, entered into;  
By: Mount Vernon City Engineer  
And Between: Keith and Regina Ash  
Recorded: June 1, 1981  
Auditor's No. 8106010035, records of Skagit County, Washington
  
4. Standard Participation Contract, including the terms and conditions thereof;  
Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No.: 8109230024, records of Skagit County, Washington  
Providing: Right to connect subject property to city sewer
  
5. Terms and conditions of that City of Mount Vernon Ordinance;  
Recorded: September 30, 1993  
Auditor's No.: 9309300144, records of Skagit County, Washington  
Ordinance No.: 2557
  
6. 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 **PLAT OF BLACKBURN RIDGE:**  
  
Recording No: 9801300134
  
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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 29, 1998  
Auditor's No.: 9801290061, records of Skagit County, Washington  
Executed By: Dean Holt and Gunnar Pedersen  
  
AMENDED by instrument(s):  
Recorded: October 11, 2000  
Auditor's No(s): 200010110006, records of Skagit County, Washington
  
8. Assessments, if any, levied by City of Mount Vernon.
  
9. City, county or local improvement district assessments, if any.



**SCHEDULE "B"**

10. 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.

