



201303130025

Skagit County Auditor

3/13/2013 Page 1 of 3 10:26AM

When recorded return to:  
Kelly D. Aus and Darryl A. Bauer  
2100 Riley Road  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620017857

*Chicago Title 620017857*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nick P. Nelson, also shown of record as Nicholas P. Nelson and Lisa T. Nelson,  
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 Kelly D. Aus, an unmarried person and Darryl Bauer, an  
unmarried person

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

Lot 26, PLAT OF BLACKBURN RIDGE DIV. NO. 2, according to the plat thereof recorded October  
31, 2000 under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117381 / 4767-000-026-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 11, 2013

Nick P. Nelson

Lisa T. Nelson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2013846*

MAR 13 2013

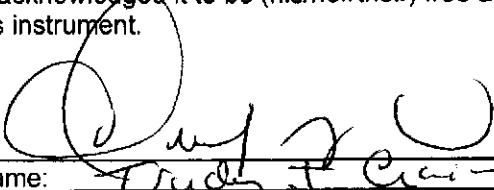
Amount Paid \$ *4170.20*  
Skagit Co. Treasurer  
By *Mbm* Deputy

STATUTORY WARRANTY DEED  
(continued)

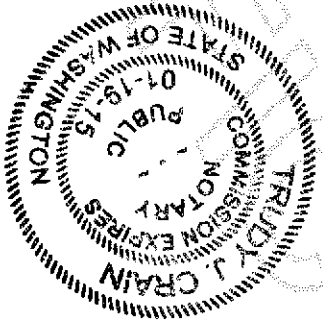
State of WASH  
County of Skagit

I certify that I know or have satisfactory evidence that  
Nick P. Nelson + Lisa T. Nelson  
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: 3-12-13



Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Skagit  
My appointment expires: 1-19-15



**EXHIBIT "A"**  
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 PLAT OF BLACKBURN RIDGE DIV. 2:

Recording No: 200010310122

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: October 12, 2000  
Auditor's No(s): 200010120092, records of Skagit County, Washington  
Executed By: Dean Holt Construction
3. City, county or local improvement district assessments, if any.
4. 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.

