



201305230063

When recorded return to:
Christopher S Nelson and Laurie L Nelson
1580 Monroe Street
Burlington, WA 98233

Skagit County Auditor \$74.00
5/23/2013 Page 1 of 3 11:01AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018600

CHICAGO TITLE
620018600

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mosquito Hawk Properties LLC, a Washington Limited Liability Company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher S Nelson and Laurie L Nelson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, Block 1, KLOKE'S ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 7 of Plats, page 40, records of Skagit County, Washington;

EXCEPT the South 8 feet thereof conveyed to the City of Burlington for alley purposes by deed recorded November 27, 1957, under Auditor's File No. 558970, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72622, 4088-001-006-0009

Subject to:

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

Dated: May 18, 2013

Mosquito Hawk Properties LLC

BY: Eugene D Hassler
Eugene D. Hassler
Manager

BY: Barbara J Hassler
Barbara J. Hassler
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131888

MAY 23 2013

Amount Paid \$ 3,840.90
Skagit Co. Treasurer
By mem Deputy

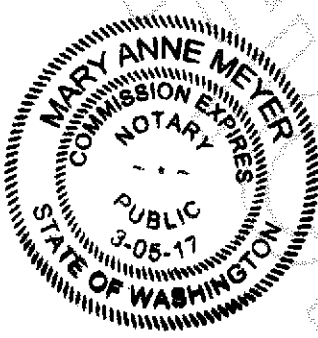
STATUTORY WARRANTY DEED

(continued)

State of Washington
Island County of Skagit

I certify that I know or have satisfactory evidence that Eugene J. Hassler
and Barbara J. Hassler
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Managers of Missquito Lake Property to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 21, 2013



Mary Anne Meyer
Name: MARY ANNE MEYER
Notary Public in and for the State of WA
Residing at: Delia - Woolley, WA
My appointment expires: 3-5-17



EXHIBIT "A"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by City of Burlington.

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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