



Skagit County Auditor
6/27/2013 Page

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2 3:50PM

\$73.00

When recorded return to:
Tonia Kern
1015 Peterson Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620019071

CHICAGO TITLE
620019071

STATUTORY WARRANTY DEED

THE GRANTOR(S) Drew D. Johnson and Rachael D. Johnson, 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 Tonia Kern, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1 of BURLINGTON SHORT PLAT NO. SS 5-00, approved September 18, 2001 and recorded
September 20, 2001 under Auditor's File No. 200109200009, records of Skagit County,
Washington; being a portion of Lots 1 and 4, and Lot 3, of BURLINGTON SHORT PLAT NO.
90-28, approved August 20, 1990 and recorded August 22, 1990 under Auditor's File No.
9008220013, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116874 / 3867-000-047-1200

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620019071, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 25, 2013

Drew D. Johnson

Rachael D. Johnson

20132475
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2013

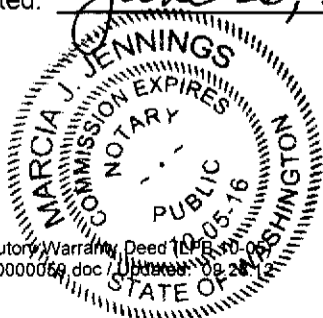
Amount Paid \$ 5344¹¹
Skagit Co. Treasurer
By MF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Drew D. Johnson and Rachael D. Johnson
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: June 26, 2013

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016



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 SHORT PLAT NO. 90-28:

Recording No: 9008220013
2. 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 BURLINGTON SHORT PLAT NO. SS 5-00:

Recording No: 200109200009
3. Assessments, if any, levied by City of Burlington.
4. City, county or local improvement district assessments, if any.

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

