

When recorded return to:  
Kevin T. Moberg and Erin N. Moberg  
23144 Buchanan Street  
Mount Vernon, WA 98273



Skagit County Auditor  
9/16/2013 Page 1 of 3 1:50PM \$74.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019824

CHICAGO TITLE  
620019824

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) The Estate of Donald G. Prohaska, Deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kevin T. Moberg and Erin N. Moberg, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, Block 4, BINGHAM ACREAGE, according to the plat thereof, recorded in Volume 4 of Plats,  
page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62201 / 3864-004-005-0006

Subject to: Covenants, Conditions, Restrictions and Easements of record as more fully described in  
Chicago Title Order 620019824 Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: September 13, 2013

The Estate of Donald G. Prohaska, Deceased

BY: Diane L Holyoke  
Diane L. Holyoke  
Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20133779  
SEP 16 2013

Amount Paid \$ 5,968.<sup>00</sup>  
Skagit Co. Treasurer  
By hmm Deputy

STATUTORY WARRANTY DEED  
(continued)

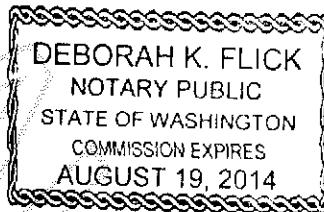
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Diane L. Holyoke 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 Personal Representative of The Estate of Donald G. Prohaska, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/13/13



Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington WA  
My appointment expires: 8/19/14



201309160074

**EXHIBIT "A"**  
Exceptions

1. Declaration of Easements, Covenants and Road Maintenance Agreement, including the terms and conditions thereof

Recording Date: June 15, 2000  
Recording No.: 200006150112 (being a re-recording of 200006140193)

Modified by:  
Recording Date: August 15, 2001  
Recording No.: 200108150113

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 13, 2002  
Recording No.: 200206130078

Said document being a re-recording of Auditor's File No. 200205290097

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and Egress  
Recording Date: June 21, 2008  
Recording No.: 200206210082  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC  
Purpose: Construction, placement, repair and maintenance of a septic drainfield and drainage lines  
Recording Date: May 20, 2003  
Recording No.: 200305200005  
Affects: Portion of said premises

5. Operation and Maintenance Agreement and the terms and conditions thereof

Recording Date: June 2, 2003  
Recording No.: 200306020277

6. City, county or local improvement district assessments, if any.

7. 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.

