



201311150036

Skagit County Auditor 11/15/2013 Page 1 of 3 10:36AM \$74.00

When recorded return to:  
Robert L. Taffera and Mary M. Taffera  
1819 Tundra Loope  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020128

CHICAGO TITLE  
620020128

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, 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 Robert L. Taffera and Mary M. Taffera, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-102, approved July 10, 2006, and recorded July 10, 2006, under Auditor's File No. 200607100137, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124768, 340420-4-008-0200

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Chicago Title Order 620020128, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A"

Dated: November 13, 2013

Arlyn Livingston  
  
Kristine Livingston

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134609

NOV 15 2013

Amount Paid \$ 1,073.00  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Arlyn Livingston and Kristine Livingston 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: Nov 14, 2013

*Martin F. Lehr*

Name: Martin F. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-15



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**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 **CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-102:**  
  
Recording No: 200607100137
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 10, 2006  
Auditor's No(s): 200607100138, records of Skagit County, Washington  
In favor of: Lot 1 of said short plat  
For: Ingress, egress, utilities, parkings, landscaping and any and all other uses which grantee wishes  
Affects: Portion of said premises
3. Skagit County Right-to-Farm Ordinance;  
  
Recording Date: July 24, 2006  
Recording No.: 200607240169
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. 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.



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