

When recorded return to:
Harbinder Bal
Fir Street, LLC, a Washington Limited Liability
Company
4624 Beaver Pond Drive S
Mount Vernon, WA 98274



Skagit County Auditor \$73.00
12/31/2013 Page 1 of 2 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016410

CHICAGO TITLE
620016410

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey W. Benham, an unmarried individual
for and in consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Fir Street, LLC, a Washington Limited Liability Company
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 15, 16 and 17, Block 1, "PAPE'S ADDITION TO THE CITY OF MT. VERNON," according to
the plat thereof, recorded in Volume 3 of Plats, Page 59, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P53981, 3750-001-017-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620016410, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance which are attached hereto and made a part hereof.

Dated: December 24, 2013

Jeffrey W. Benham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

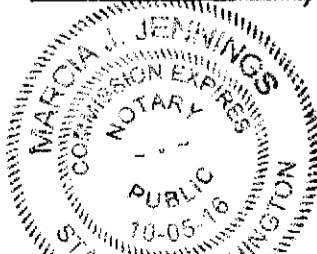
20135222
DEC 31 2013

State of Washington
County of Skagit

Amount Paid \$ 3,244.⁶⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that
Jeffrey W. Benham
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: December 30, 2013



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/15/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

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

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line.
Recording Date:	March 17, 1995
Recording No.:	9503170099
Affects:	Portion of said premises

2. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

Recording Date:	February 21, 2008
Recording No.:	200802210092

3. Assessments, if any, levied by City of Mount Vernon.

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, second half delinquent if 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.

