



201401060088

When recorded return to:  
James L. Hobbs, Jr  
731 Peterson Road  
Burlington, WA 98233

Skagit County Auditor \$73.00  
1/6/2014 Page 1 of 2 1:19PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020554

CHICAGO TITLE  
620020554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joy A. Brown and John Simmons, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James L. Hobbs, Jr; an unmarried person  
the following described real estate, situated in the County of Skagit, State of Washington:

The South 100 feet of the West 140 feet of Tract 49 of BURLINGTON ACREAGE PROPERTY,  
according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62624 / 3867-000-049-0702

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in  
Chicago Title Order 620020554, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: January 2, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201432

JAN 06 2014

Joy A. Brown  
Joy A. Brown

John Simmons  
John Simmons

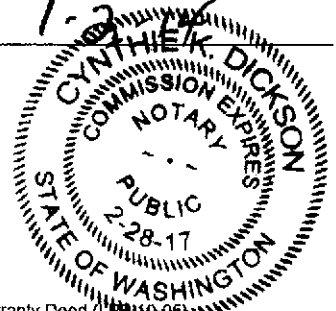
Amount Paid \$ 3,031.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

State of Washington

County of Benton

I certify that I know or have satisfactory evidence that Joy A. Brown and John Simmons 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: 1-2-14



Cynthia K. Dickson  
Name: CYNTHIE K. DICKSON  
Notary Public in and for the State of WA  
Residing at: Richland  
My appointment expires: 2-28-17

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: City of Burlington  
Purpose: A non-exclusive easement for pedestrian ingress, egress and sidewalk purposes  
Recording Date: February 28, 2005  
Recording No.: 200502280183
2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.
4. 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.

