



201402240087

When recorded return to:
Bryan Timothy DeMaranville and Melissa
McGregor DeMaranville
23126 Buchanan St.
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
2/24/2014 Page 1 of 3 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020639

CHICAGO TITLE
620020639

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Lappe and Kara Lappe, 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 Bryan Timothy DeMaranville and Melissa McGregor
DeMaranville, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 12, Block 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat
thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the North Half of that certain 40 foot unopened County right-of-way as vacated
by Order Vacating County right-of-way recorded November 15, 2001, under Auditor's File No.
200111150009, records of Skagit County, Washington, adjacent thereto, which would attach to
said premises by operation of law.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as granted in Declaration of Easement
recorded June 14, 2000, under Auditor's File No. 200006140193, records of Skagit County,
Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P62207 / 3864-004-012-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014569
FEB 24 2014

Amount Paid \$8,566.⁸⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 13, 2014

[Signature]
Dale Lappe
[Signature]
Kara Lappe

State of WASHINGTON
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
DALE LAPPE + KARA LAPPE
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: February 21, 2014

[Signature]
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2014

NOTARY PUBLIC
STATE OF WASHINGTON
KATHERYN A FREEMAN
COMMISSION EXPIRES 09-01-14

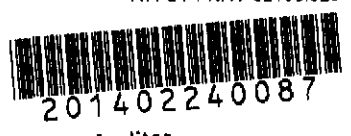


EXHIBIT "A"
Exceptions

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. Lot of Record Certification

Recording Date: December 7, 2005
Recording No.: 200512070042

4. Agreement for Management Services of a Glendon On-site Sewage System and the terms and conditions thereof

Recording Date: December 11, 2006
Recording No.: 200612110167

5. Public and private easements, if any, over vacated portion of said premises.
6. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
7. City, county or local improvement district assessments, if any.

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.

