



201405080047

Skagit County Auditor

5/8/2014 Page

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3

\$74.00

1:53PM

When recorded return to:
Garrison Marr and Allie Hall
700 Mountain View Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620021212

CHICAGO TITLE
620021212

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa Hargitt, heir to the estate of Chester A. Goad, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Garrison B. Marr and Alixandria Hall, Husband and Wife as
Joint Tenants

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

Lot 83, "Plat of Mount Baker View Addition," as per plat recorded in Volume 7 of Plats, Pages 67
and 68, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P53832, 3745-000-083-0012

Subject to:

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

Dated: 05/02/14

Theresa A. Hargitt
Theresa Hargitt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141554
MAY 08 2014

Amount Paid \$ 2720.64
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

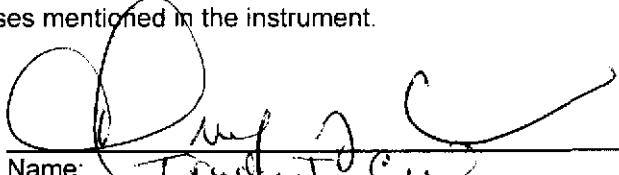
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Theresa Hargitt

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 Heir of The Estate of Chester A. Goad, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-7-14



Name: Tracy J. Cole
Notary Public in and for the State of Wash
Residing at: Alley
My appointment expires: 1-19-15



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EXHIBIT "A"
Exceptions

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

Purpose: Construction and maintenance of a drainage system
Recording Date: April 14, 1959
Recording No.: 579103
Affects: Portion of said premises

2. Covenants, conditions, restrictions and easements 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: August 22, 1956
Recording No.: 540392

3. 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 **PLAT OF MOUNT BAKER VIEW ADDITION:**

Recording No: 540391

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

5. 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.

