



201406160090

Skagit County Auditor \$75.00
6/16/2014 Page 1 of 4 1:36PM

When recorded return to:
Stanley J. Atkins and Brittany N. Atkins
19031 Cedardale Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620021453

Escrow No.: 620021453

STATUTORY WARRANTY DEED

THE GRANTOR(S) BLUE VALLEY PROPERTIES LLC, a California limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stanley J. Atkins and Brittany N. Atkins, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North Half of the Northwest Quarter of the Northwest Quarter of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section, 456 feet North of the Southwest corner of the North Half of the Northwest Quarter of the Northwest Quarter of said Section;
Thence North 80 feet;
Thence East 250 feet;
Thence South 80 feet;
Thence West 250 feet to the point of beginning.

EXCEPT the as built and/or established right of way of Cedardale Road along the West line thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P16492 / 330408-0-003-0006

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20142013
JUN 16 2014

Amount Paid \$ 3929.46
Skagit Co. Treasurer
By *HTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2014

BLUE VALLEY PROPERTIES LLC

BY: [Signature]
Sergio Carias
Manager

BY: [Signature]
Manuel Gomez
Manager

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Sergio Carias

is are the person(s) who appeared before me, and said person acknowledged that he (is/she/they) signed this instrument, on oath stated that he (is/she/they) was authorized to execute the instrument and acknowledged it as the Managers of Blue Valley Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/22/14

[Signature]
Name: Francesca D. Kindle
Notary Public in and for the State of WA
Residing at: Bellingham, WA
My appointment expires: 3/20/18

**FRANCESCA D KINDLE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-20-2018**



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of California
County of Kern

I certify that I know or have satisfactory evidence that Manuel Gomez

(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 Manager of Blue Valley Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-30-2014



Tina Ramos Notary Public
Name: Tina Ramos, Notary Public
Notary Public in and for the State of California
Residing at: Bakersfield, CA
My appointment expires: 10-30-2017



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EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 14, 1912
Auditor's No(s): 92505, records of Skagit County, Washington
In favor of: Water pipelines

Note: Exact location and extent of easement is undisclosed of record.

2. City, county or local improvement district assessments, if any.

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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