



201407110103

When recorded return to:
Jeffrey W. Ballew and Nina M. Ballew
231 S Anacortes Street
Burlington, WA 98233

Skagit County Auditor \$73.00
7/11/2014 Page 1 of 2 2:56PM

20142479
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021671

JUL 11 2014

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By MF Deputy

CHICAGO TITLE
620021671

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald W. Wadland and Kathleen Wadland, 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 Jeffrey W. Ballew and Nina M. Ballew, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 13, 14 and 15, Block 53, AMENDED PLAT OF BURLINGTON, according to the Plat thereof
recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P71655 / 4076-053-015-0011

Subject to: Covenants, conditions, restrictions and easements of record more fully described in
Chicago Title Order 620021671, Schedule B, Special Exceptions and Skagit County Right to Farm
Ordinance, which are attached hereto and made apart hereof as Exhibit "A".

Dated: July 9, 2014

Donald W. Wadland

Donald W. Wadland

Kathleen Wadland

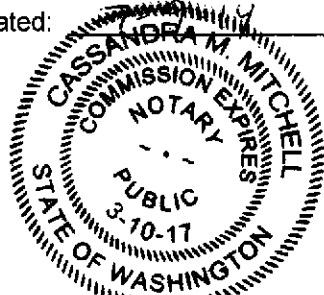
Kathleen Wadland

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Donald W. Wadland and Kathleen Wadland
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: 7-9-14



Cassandra M. Mitchell

Name: Cassandra M. Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-17

EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Burlington.
2. 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 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.



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