



201407220125

When recorded return to:
James Elliott LeFebre and Alena O LeFebre
2000 Cascade Avenue
Mount Vernon, WA 98273

Skagit County Auditor \$73.00
7/22/2014 Page 1 of 2 2:50PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142604
JUL 22 2014

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021367

Amount Paid \$ 2,495.²²
Skagit Co. Treasurer
By *Mam* Deputy

CHICAGO TITLE
620021367

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marshall T. Ronningen and Kristina A. Ronningen, 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 James Elliott LeFebre and Alena O LeFebre, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, "Plat of Mount Baker View Addition" according to the plat thereof, 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): P53777, 3745-000-034-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021367, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 16, 2014

[Signature]
Marshall T. Ronningen

[Signature]
Kristina A. Ronningen



State of Washington
County of ASOTIN

I certify that I know or have satisfactory evidence that Marshall T. Ronningen & Kristina A. Ronningen 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/17/14

[Signature]
Name: Todd A. Richard
Notary Public in and for the State of WA
Residing at: Walla Walla WA
My appointment expires: 5-7-17

SCHEDULE "B"

SPECIAL EXCEPTIONS

- 1. 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

- 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, 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 in the document

Recording Date: August 22, 1956

Recording No.: 540392

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

