

When recorded return to:
Eric C. Hoort
10710 ~~RD 1000~~ Miller Lane
Concrete, WA 98237



Skagit County Auditor
9/30/2014 Page 1 of 3 3:41PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620022175

CHICAGO TITLE
620022175

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marshall C. Spence, a married person as his separate estate and Marcia C. Severson, A married person as her separate estate, each as to an undivided one-half interest for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Eric C. Hoort, An unmarried person AS HIS SEPARATE ESTATE the following described real estate, situated in the County of Skagit, State of Washington:

Lots 15, 16, 17 and 18, The Plat of Skagit Steelhead Tracts, according to the plat thereof, recorded in Volume 8 of Plats, Page 10, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P69522, 4012-000-016-0000, P69523, 4012-000-017-0009, P69524, 4012-000-018-0008

Subject to:

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

Dated: September 22, 2014

Marshall C. Spence
Marshall C. Spence
Marcia C. Severson
Marcia C. Severson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143664
SEP 30 2014

Amount Paid \$2,141.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Marshall C Spence and Marcia C Severson

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 26, 2014

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018



201409300120

EXHIBIT "A"
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 SKAGIT STEELHEAD TRACTS:**

Recording No: 599653

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. 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.



201409300120