



201411180087

Skagit County Auditor 11/18/2014 Page 1 of 3 1:28PM \$74.00

When recorded return to:
James Gerarden and Karen Gerarden
416 E. State Street
La Conner, WA 98257

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022476

CHICAGO TITLE
620022476

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Rex McCormick and Kelly McCormick Norton, Co-Personal Representatives of the Estate of Jane M. McCormick, deceased, in accordance with probate filed in Skagit County Superior Court, State of Washington under Case No. 14-4-00192-4

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James Gerarden and Karen Gerarden, husband and wife

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

The North Half of Lots 6 and 7, Block 11, CALHOUN ADDITION TO THE TOWN OF LA CONNER, as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74153 / 4124-011-007-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022476, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: November 10, 2014

The Estate of Jane M. McCormick, deceased

BY: Michael Rex McCormick
Michael Rex McCormick
Co-Personal Representative

BY: Kelly McCormick Norton
Kelly McCormick Norton
Co-Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201401354
NOV 18 2014

Amount Paid \$7,498.50
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED
(continued)

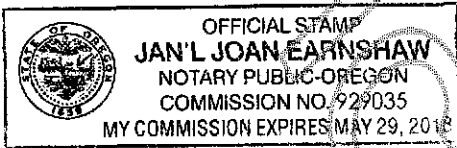
State of Oregon

COUNTY of Multnomah

I certify that I know or have satisfactory evidence that Kelly McCormick Norton
as Co-Personal Representative for The Estate of Jane M. McCormick, deceased
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 Co-Personal Representative of the Estate of Jane M. McCormick, deceased to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 11, 2014

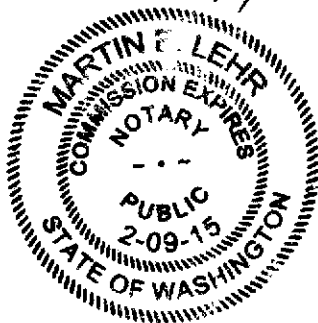
Jan'l Joan Earnshaw
Name: Jan'l Joan Earnshaw
Notary Public in and for the State of Oregon
Residing at: Wilsonville, OR
My appointment expires: 5/29/18



State of WASHINGTON
 County of Skagit

I certify that I know or have satisfactory evidence that Michael Rex
McCormick
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 Co-Personal Representative of the Estate of Jane M. McCormick, deceased to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 14, 2014



Martine Lehr
Name: MARTINE LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of LaConner.
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.



201411180087