

When Recorded Return to:
FRANZ J. LUXEM JR.
LISA J. BATEMAN
16125 McLean Road
Mount Vernon WA 98273



200107160135

, Skagit County Auditor

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Island Title Company
Order No: BE5152 MJJ
B18359 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DELLARY VEY, an unmarried man, for and in consideration of One Hundred Thirty-Eight Thousand and 00/100...(\$138,000.00) DOLLARS in hand paid, conveys and warrants to FRANZ J. LUXEM JR., a single person and LISA J. BATEMAN, a single person, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Community Property, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibits "A" and "B" as attached hereto and by reference made a part hereof.
Ptn Lots 4 & 5 Blk 3, GINTHER'S PLAT OF WESTVIEW MANOR and Ptn SW NW
Tax Account No. : 4038-003-005-0007 P70308 23-34-3
340323-2-012-0002 P22407

Subject to: Restrictions, reservations and easements of record.

The Grantees, by signing the acceptance below, evidence their intention to acquire siad premises as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Community Property.

Franz J. Luxem Jr. 7-12-01 Lisa J. Bateman 7/12/01
FRANZ J. LUXEM JR. DATE LISA J. BATEMAN DATE

Dated: July 11, 2001

Dellary Vey 7-12-01
DELLARY VEY Date

41898
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 16 2001

Amount Paid \$ 2111.40
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DELLARY VEY is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: July 12, 2001
Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10-05-2004

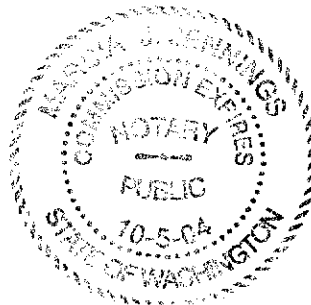


EXHIBIT "A"

Lots 4 and 5, Block 3, GINTHER'S PLAT OF WESTVIEW MANOR, according to the plat thereof, recorded in Volume 7 of Plats, page 89, records of Skagit County, Washington;

EXCEPT the North 2 feet of said Lot 4;

AND EXCEPT the West 80 feet of said Lots 4 and 5.

TOGETHER WITH that portion of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said subdivision;
Thence North along the West line of said Southeast Quarter of the Southwest Quarter of the Northwest Quarter a distance of 117.68 feet;
Thence East a distance of 10 feet;
Thence South parallel with the West line of said subdivision a distance of 117.68 feet to the South line thereof;
Thence West a distance of 10 feet to the point of beginning;

Situated in Skagit County, Washington.

Exhibit B

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

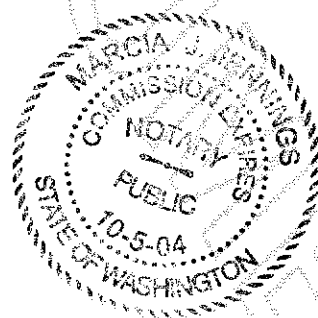
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Franz J. Luxem, Jr. and Lisa J. Bateman is the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: July 13, 2001

Marcia J. Jennings
Marcia J. Jennings

Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



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Skagit County Auditor
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