

When Recorded Return to:
THOMAS E. FLADEBO
ELSIE M. FLADEBO
502 Gardner Road
Sedro Woolley WA 98284



200112210198
Skagit County Auditor

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Island Title Company
Order No: BE5692 MJJ
B19296

STATUTORY WARRANTY DEED

THE GRANTOR JOHN A. DENIFF, Trustee of the THE DENIFF TRUST Dated February 25, 1993

for and in consideration of One Hundred Thirty-Four Thousand Five Hundred and 00/100...(\$134,500.00) DOLLARS in hand paid, conveys and warrants to THOMAS E. FLADEBO and ELSIE M. FLADEBO, husband and wife

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

Portion of West Half of Tract 24, BURLINGTON ACREAGE, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 3867-000-024-1204 P62423

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described below:

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.

Dated: December 19, 2001

John A. Deniff, Trustee of The Deniff Trust, dated February 25, 1993

John A. Deniff 12-19-01
John A. Deniff, Trustee Date

44428
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 21 2001

Amount Paid \$2057.85
Skagit County Treasurer
By: fr Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that John A. Deniff is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 20, 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

Island Title Company

EXHIBIT 'A'

Description:

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The North 80 feet of the South 160 feet of the West 100 feet of the following described tract:

The North half of the West Half of Tract 24, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH all that portion of the platted roadway lying Northerly of "McEwen's Addition", as per plat recorded in Volume 7 of plats, page 96, records of Skagit County, Washington, as vacated December 13, 1960 under Skagit County Commissioner's File No. 10541 in the "Plat of the Burlington Acreage Property", lying West of said Tract 24 and Easterly of a line which is 30.0 feet East of and parallel to the center line of the Gardner Road No. 427 as constructed through Tracts 16 and 23 of said "Plat of the Burlington Acreage Property".

Situated in Skagit County, Washington.



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