

When Recorded Return to:
MARVIN R. BUXTON
KATHLEEN M. BUXTON
26643 Tyssa Lane
Sedro Woolley WA 98284



200202220139
Skagit County Auditor

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Island Title Company
Order No: BE5707 MJJ
B19575 ✓

STATUTORY WARRANTY DEED

THE GRANTOR LARRY G. GADBOIS and SUZANNE M. GADBOIS, who also appears as SUZANNE GADBOIS, husband and wife

for and in consideration of "Ten Dollars and Other Valuable Consideration, as Part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys and warrants to MARVIN R. BUXTON and KATHLEEN M. BUXTON, husband and wife

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

Portion of Northeast Quarter of the Northwest Quarter of Section 11, Township 34 North, Range 4 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 340411-0-003-0000 P24502

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described in Exhibit "B" which is attached hereto and made a part hereof.

Dated: February 21, 2002

Larry G. Gadbois #734 *Suzanne M. Gadbois*
LARRY G. GADBOIS SUZANNE M. GADBOIS
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

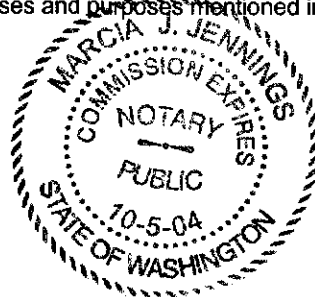
FEB 22 2002

STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$
Skagit Co. Treasurer
By *BK* Deputy

I certify that I know or have satisfactory evidence that LARRY G. GADBOIS and SUZANNE M. GADBOIS the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *February*
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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That portion of the following described Parcel which lies Northerly of the following described line:

Commencing at the Northeast corner of said subdivision;
Thence South 00°40'26" West along the East line thereof, a distance of 890.19 feet to the initial point of this line description;
Thence North 69°52'47" West, a distance of 570.80 feet to the Southeasterly line of the Mud Lake Road and terminus of this line description;

PARCEL A:

That portion of the East Half of the Northwest Quarter of Section 11, Township 34, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;
Thence South 40 rods to the true point of beginning;
Thence West a distance of 512 feet, more or less, to the East line of the County road as conveyed by deed recorded August 13, 1968, under Auditor's File No. 716913, records of Skagit County, Washington;
Thence Southwesterly along said East line a distance of 84 feet;
Thence Southeasterly a distance of 607 feet, more or less, to the point on the East line of said subdivision which is 252 feet South of the true point of beginning;
Thence North along said East line a distance of 252 feet to the true point of beginning;

EXCEPT that portion deeded to Skagit County for road purposes by deeds dated and recorded July 30, 1968, under Auditor's File Nos. 716464 and 716465, records of Skagit County, Washington.

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.



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