

When Recorded Return to:
JOHN J. LEE
160 North Murdock Street #B104
Sedro Woolley WA 98284



200205300247

Skagit County Auditor

5/30/2002 Page 1 of 2 4:06PM

Island Title Company
Order No: BE6024 MKP

C22197

STATUTORY WARRANTY DEED

THE GRANTOR WALLACE GARVIN THURMOND and BETTY LOU THURMOND, Trustees of the Wally and Betty Thurmond Family Trust for and in consideration of Fifty-Two Thousand Five Hundred and 00/100...(\$52,500.00) DOLLARS in hand paid, conveys and warrants to JOHN J. LEE, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Lot 2, City of Sedro Woolley SP# SW-03-00; being a ptn. SW NE, Sec. 23, T35N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 350423-1-005-0300 ~~P44064~~ P111061

Subject to: Restrictions, reservations and easements of record.

Dated: May 29, 2002

THURMOND FAMILY TRUST

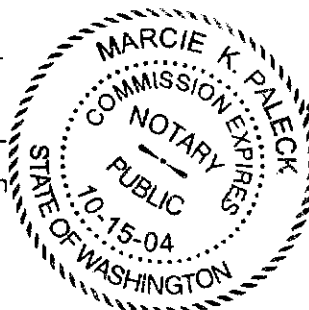
Wallace G. Thurmond 5-29-02 Betty L. Thurmond 5-29-02
Wallace G. Thurmond, Trustee Date Betty L. Thurmond, Trustee Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WALLACE G. THURMOND AND BETTY L. THURMOND is/are the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they was/were authorized to execute the instrument and acknowledge it as TRUSTEES of WALLY AND BETTY THURMOND FAMILY TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 29 2002

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004



#2353
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2002

Amount Paid \$ 934.50
Skagit Co. Treasurer
By [Signature] Deputy

Island Title Company

EXHIBIT 'A'

Description:

Order No: BE6024 MKP

Lot 2, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-03-00, as approved July 19, 2000 and recorded July 26, 2000 under Auditor's File No. 200007260102, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion of Lot 2, lying North of the following described line:

Commencing at the Northwest corner of said Lot 2;

Thence South 00°27'02" East along the West line thereof, a distance of 124.78 feet to the initial point of this line description;

Thence South 88°02'06" East, a distance of 70.06 feet to the East line of said Lot 2 and terminal point of this line description.

Situated in Skagit County, Washington.

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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5/30/2002 Page 2 of 2 4:06PM