

When Recorded Return to:  
CARLOS BECERRA-SERRANO  
486 Fir Lane  
Sedro Woolley WA 98284



200210030107

Skagit County Auditor

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Island Title Company  
Order No: BE6550 MKP

C24023 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR WILLIAM R. HIETT, who also appears of record as W. ROY HIETT and MARIAN V. HIETT, husband and wife

for and in consideration of Seventy Thousand and 00/100...(\$70,000.00) DOLLARS

in hand paid, conveys and warrants to

SERRANO-BECERRA

CARLOS BECERRA-SERRANO, a married man dealing as his sole and separate property

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

Abbreviated legal description: Lot 3, ALGER VALLEY ACRES. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4776-000-003-0000 P118069

Subject to: Restrictions, reservations and easements of record.

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: September 29, 2002

William R. Hiett 9-30-02  
WILLIAM R. HIETT Date

Marian V. Hiett 9-30-02  
MARIAN V. HIETT Date

4653  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 03 2002

Amount Paid \$ 1,071.00  
Skagit Co. Treasurer  
By DC Deputy

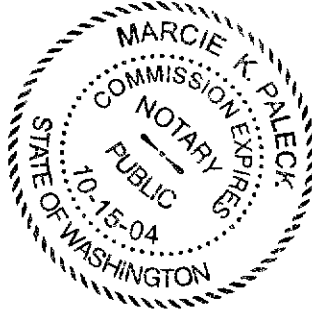
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM R. HEITT and MARIAN V. HIETT 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 therein mentioned in this instrument.

Dated: September 30, 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



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EXHIBIT 'A'

**Description:**

**Order No:** BE6550 MKP

**PARCEL A:**

Lot 3, PLAT OF ALGER VALLEY ACRES, as recorded May 7, 2001, under Auditor's File No. 200105070084, records of Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress, and utilities in Sections 29 and 30, Township 36 North, Range 4 East of the Willamette Meridian; being 60 feet in width, lying 30 feet on each side of the following described centerline:

Commencing at the East Quarter Corner of said Section 30;  
Thence North 86°19'27" West along the South line of the Northeast Quarter of said Section 30, a distance of 901.68 feet to the Easterly right-of-way margin on Friday Creek Road ( Being 30 feet Easterly of centerline of right-of-way;  
Thence North 3°57'38" West along said Easterly right-of-way margin a distance of 30.27 feet to the true point of beginning;  
Thence South 86°19'27" East a distance of 184.70 feet to the beginning of a curve to the left having a radius point bearing North 3°40'33" East at a distance of 200.00 feet;  
Thence Northeasterly along said curve an arc distance of 224.24 feet through a central angle of 64°14'23";  
Thence North 29°26'10" East a distance of 231.52 feet to the beginning of a curve to the right, having a radius point bearing South 60°33'50" East at a distance of 200.00 feet;  
Thence Northeasterly along said curve an arc distance of 71.56 feet through a central angle of 20°30'01";  
Thence North 49°56'11" East a distance of 798.45 feet to the beginning of a curve to the right having a radius point bearing South 40°03'49" East at a distance of 200.00 feet;  
Thence Northeasterly along said curve an arc distance of 25.88 feet;  
Thence North 57°20'57" East a distance of 531.00 feet to the terminus of said centerline description herein referred to as "Reference Point A" and together with a 90.00 foot diameter cul de sac having a radius point lying South 32°39'03" East at a distance of 15.00 feet from the above-described "Reference Point A" ( Delineated on plat of Alger Valley Acres as Tract "A" Corporate Road)

All Situated in Skagit County, Washington.



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