


When Recorded Return to:
JAMES M. MCGREGOR
SONJA LARSEN-MCGREGOR
5432 88th SE
Mercer Island WA 98040


200210240092
Skagit County Auditor
10/24/2002 Page 1 of 2 11:53AM

Island Title Company
Order No: BE6800 MJJ
C24607 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, KABALO HEIGHTS, LLC, a Washington Limited Liability Company

for and in consideration of Ninety-Five Thousand and 00/100...(\$95,000.00) DOLLARS

in hand paid, conveys and warrants to JAMES M. MCGREGOR and ~~SONJA~~ ^{SONYA} LARSEN-MCGREGOR,
husband and wife

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

Lot 8, KABALO HEIGHTS, according to the plat thereof, recorded under Auditor's File
No. 200005250077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4753-000-008-0000 P116816

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


Dated: October ²¹/₁₈, 2002

KABALO HEIGHTS, LLC


LeRoy J. Leavitt, Manager

4994
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


OCT 24 2002

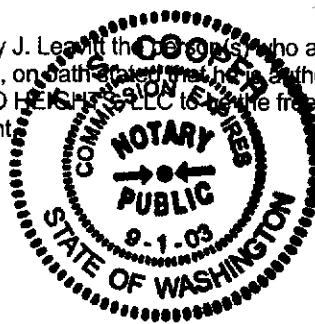
Amount Paid \$ 1453.50
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF t

I certify that I know or have satisfactory evidence that LeRoy J. Leavitt the person(s) who appeared before me, and
said person(s) acknowledged that he signed this instrument, on oath that he is authorized to execute the
instrument and acknowledged it as the Manager of KABALO HEIGHTS LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: October 21, 2002


Printed Name: T. S. Cooper
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: Sept. 1 2003



Island Title Company

EXHIBIT 'A'

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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Skagit County Auditor