

When Recorded Return to:
JUAN SORIA
1116 McLean Rd.
Mount Vernon WA 98274



200211270190
Skagit County Auditor

11/27/2002 Page 1 of 2 1:48PM

Island Title Company
Order No: BE6850 MKP

C24790

STATUTORY WARRANTY DEED

THE GRANTOR NANCY K. PELTO, DORIS SZABO, and JOY M. DALTON, each as single individuals, each as their separate estate for and in consideration of One Hundred Forty-Three Thousand and 00/100...(\$143,000.00) DOLLARS

in hand paid, conveys and warrants to JUAN SORIA, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn. GL 13, Sec. 19, T34N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340419-0-047-0000 P26354

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: November 20, 2002

Nancy K. Pelto 11/20/02
NANCY K. PELTO Date

Joy M Dalton 11/22/02
JOY M. DALTON Date

Doris Szabo 11/21/02
DORIS SZABO Date

5587
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 27 2002

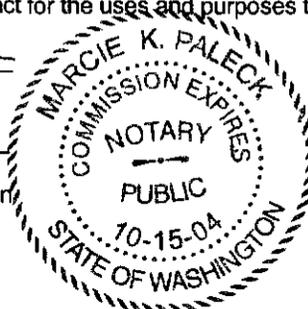
STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 2545.40
Skagit County Treasurer
By: *man* Deputy

I certify that I know or have satisfactory evidence that NANCY K. PELTO, DORIS SZABO and JOY M. DALTON 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: *November 22 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



Island Title Company

EXHIBIT 'A'

Description:

Order No: BE6850 MKP

PARCEL A:

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East of the Willamette Meridian; described as follows:

Beginning at a point 449 feet East and 120 feet South of the Northwest corner of said Government Lot 13, said point being the Northwest corner of a Tract conveyed to Wilhelmina Reinstra, a widow, by Deed recorded July 17, 1961, under Auditor's File No. 610022, records of Skagit County, Washington;
thence East parallel with the North line of said Government Lot a distance of 65 feet;
thence North to the South line of the McLean Road, as conveyed by Deed recorded April 19, 1914, under Auditor's File No. 101863, records of Skagit County, Washington;
thence West along the South line of said road 72 feet;
thence South 90 feet to a point 7 feet West of the Northwest corner of said Reinstra Tract;
thence East 7 feet to said Northwest corner and the point of beginning;

PARCEL B:

An easement for ingress and egress over and across the following described tract:

Beginning at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;
thence South 02°45'09" East parallel with the West line of a Tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by Deed recorded October 30, 1928, under Auditor's File No. 217675, records of Skagit County, Washington, a distance of 90 feet;
thence South 85°19'40" West 20 feet, more or less, to a point 514 feet East and 120 feet South of the Northwest corner of said Government Lot 13, said point being the Southwest corner of the herein described Parcel A;
thence North 90 feet, more or less, along the East line of said Parcel A to the South line of the McLean Road;
thence East along said South line of the point of beginning;

PARCEL C:

An easement for ingress and egress over and across the South 90 feet of the North 120 feet of the East 13 feet of the West 442 feet of said Government Lot 13;

Situated in Skagit County, Washington.



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