

When Recorded Return to:  
MIGUEL ORTIZ  
ALISHA A. ORTIZ  
2320 Francis Road  
Mount Vernon, WA 98273



200301210239  
Skagit County Auditor

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Island Title Company  
Order No: BE6833 MJJ  
C24694 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company

for and in consideration of One Hundred Ninety-Six Thousand Two Hundred Ninety-Nine and 03/100...(\$196,299.03) DOLLARS in hand paid, conveys and warrants to MIGUEL ORTIZ and ALISHA A. ORTIZ, husband and wife

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

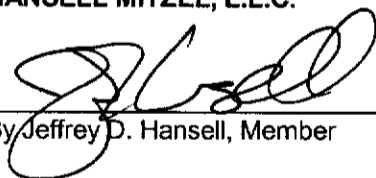
Lot 2 of CITY of MT. VERNON SHORT PLAT NO. MV-2-99 as approved July 15, 2002 and Recorded July 24, 2002, Under Auditor's File No.200207240092 records of Skagit County, Washington; Being a portion of lot 1, CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79 in Southwest Quarter of Southwest Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

Tax Account No. : 340409-3-015-0400 P119438

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: January 15, 2003

HANSELL MITZEL, L.L.C.

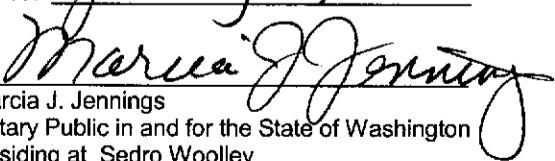
  
By Jeffrey D. Hansell, Member

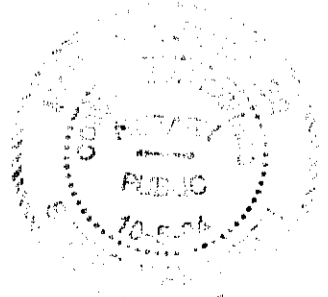
295  
SKAGIT COUNTY WASHINGTON  
Local Estate Excise Tax  
JAN 21 2003  
Amount Paid 3494.13  
Skagit County Treasurer  
By: *NAM*

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Member of HANSELL MITZEL, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 15, 2003

  
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'

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.

UNOFFICIAL DOCUMENT



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