

When Recorded Return to:
DARREN M. LUCIANNA
JANELLE M. LUCIANNA
1709 Meadow Drive
Mount Vernon WA 98273



1/29/2003 Page 1 of 2 4:00PM

Island Title Company
Order No: BE7093 MKP
C 25432 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CHRIS SCHEIBE and EVE ELLEN WELTY-SCHEIBE, husband and wife

for and in consideration of One Hundred Sixty-Nine Thousand Five Hundred and 00/100...(\$169,500.00) DOLLARS

in hand paid, conveys and warrants to

DARREN M. LUCIANNA and JANELLE M. LUCIANNA, husband and wife

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

Tract B of CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-84 as approved April 27, 1984 and recorded April 30, 1984 in Volume 6 of Short Plats, page 136, under Auditor's File No. 8404300006, records of Skagit County, Washington; being a portion of the East 402.2 feet of the Northwest Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

Tax Account No. : 340417-1-007-0008 P25865

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: January 23, 2003

Chris Scheibe 1/23/03 Eve Ellen-Welty Scheibe 1/2
CHRIS SCHEIBE Date EVE ELLEN WELTY-SCHEIBE Date

432 1/23/02
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 29 2003

Amount Paid \$ 3017¹⁰
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHRIS SCHEIBE and EVE ELLEN WELTY-SCHEIBE 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: January 23 2003

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

