

When Recorded Return to:
RONDEN MCCOY
JERILEE MCCOY
9595 Columbia Way
Sedro Woolley WA 98284



200302200121
Skagit County Auditor

2/20/2003 Page 1 of 2 11:50AM

Island Title Company
Order No: BE7276 MKP

C25962

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT H. MADISON and BERNICE E. MADISON, husband and wife

for and in consideration of One Hundred Seventy-Four Thousand Five Hundred and 00/100...(\$174,500.00) DOLLARS

in hand paid, conveys and warrants to

RONDEN MCCOY and JERILEE MCCOY, husband and wife

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

The North 105 feet of the South 215 feet of Lot 1, "DIETER'S ACREAGE, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington;

EXCEPT THE East 140 feet thereof.

Situated in Skagit County, Washington

Tax Account No. : 3899-000-001-0809 P64931

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: February 19, 2003

*Robert H. Madison By
Roger Taxdahl her attorney in fact*

ROBERT H. MADISON, by Date
Roger Taxdahl, his attorney-in-fact

*Bernice E. Madison By
Roger Taxdahl, Her attorney in fact*

BERNICE E. MADISON, by Date
Roger Taxdahl, her attorney-in-fact

777
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 20 2003

Amount Paid \$ 2,669.85
Skagit Co. Treasurer
By DC Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that, ROGER TAXDAHL who executed the within instrument as Attorney in Fact for ROBERT H. MADISON and BERNICE E. MADISON and acknowledged to me that he signed and sealed the same as free and voluntary act and deed as attorney in fact for ROBERT H. MADISON and BERNICE E. MADISON for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said ROBERT H. MADISON and BERNICE E. MADISON is now living, and is not incompetent.

Dated: February 20 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

