

When Recorded Return to:
TRACY D. POWELL
SHAWNA R. POWELL
16258 La Conner Whitney Road
La Conner, WA 98257



200303210024
Skagit County Auditor

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Island Title Company
Order No: BE7304 MJJ
C26088

STATUTORY WARRANTY DEED

THE GRANTOR DOUGLAS M. BECK, a single individual

for and in consideration of Two Hundred Forty-Five Thousand and 00/100...(\$245,000.00)
DOLLARS in hand paid, conveys and warrants to TRACY D. POWELL and SHAWNA R. POWELL,
husband and wife

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

**A Portion of the West Half of the Northeast Quarter of Section 30, Township 34 North,
Range 3 East of the Willamette Meridian as more fully described in Exhibit "A" which is
attached hereto and made a part hereof.**

Tax Account No. : 340330-0-036-0009 P22950

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as described below:

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 proved 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: March 17, 2003

DOUGLAS M. BECK

#1304
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2003

Amount Paid \$ 3748.50
Skagit Co. Treasurer
By Deputy

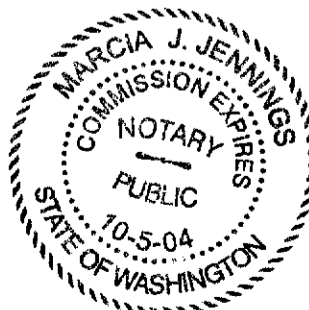
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DOUGLAS M. BECK the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: March 17, 2003

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004

LPB No. 10



Island Title Company

EXHIBIT 'A'

Description:

Order No: BE7304 MJJ

That portion of the West Half of the Northeast Quarter of Section 30, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point where the centerline of that certain County road known as the LaConner-Whitney Road No. 635 intersects the North line of said Section 30, which point bears North $89^{\circ}53'30''$ West a distance of 1294.04 feet from the Northeast corner of said Section 30;
thence South $00^{\circ}08'30''$ East along the centerline of said County road a distance of 690.69 feet;
thence on a curve to the right, having a radius of 954.93 feet an arc distance of 559.38 feet;
thence continuing along the centerline of said County road South $33^{\circ}25'15''$ West a distance of 109.86 feet;
thence on a curve to the left, having a radius of 1909.86 feet an arc distance of 180.41 feet to a point on the centerline of said County road at which point a tangent to said curve bears South $28^{\circ}00'31''$ West;
thence at right angles to said tangent North $61^{\circ}59'29''$ West a distance of 25.00 feet to a point on the Northwestern right of way of said County road and which point is the true point of beginning of this description;
thence North $78^{\circ}47'30''$ West a distance of 260.94 feet;
thence North $10^{\circ}45'20''$ East a distance of 135 feet;
thence South $78^{\circ}47'30''$ East to the Northwestern right of way of said County road;
thence in a Southwesterly direction along the Northwestern right of way line of said County road to the true point of beginning.

Situated in Skagit County, Washington.



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