

When Recorded Return to:
DONALD E. HUNDAHL
CAROL R. HUNDAHL
17626 Sky Ridge Drive
Mount Vernon WA 98273



200304110102
Skagit County Auditor

4/11/2003 Page 1 of 3 11:22AM

Island Title Company
Order No: BE7283 MKP

CHICAGO TITLE CO.

C 25919

STATUTORY WARRANTY DEED

THE GRANTOR RONALD G. DOWNS and FONDA K. DOWNS, husband and wife

for and in consideration of Two Hundred Fifty-Seven Thousand Five Hundred and
00/100...(\$257,500.00) DOLLARS

in hand paid, conveys and warrants to

DONALD E. HUNDAHL and CAROL R. HUNDAHL, husband and wife

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

Abbreviated legal description: Ptn. Lot A, SKAGIT COUNTY SP#73-77, being a ptn. SE, SE,
NE, Sec. 25, T34N, R4E W.M. and Lot 1, LAKE TERRACE II. See legal description attached
hereto and by reference made a part hereof.

Tax Account No. : 4428-000-001-0005 P82101 , P29771

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: April 10, 2003

Ronald G. Downs 4/10/03
RONALD G. DOWNS Date

Fonda K. Downs 4-10-03
FONDA K. DOWNS Date

#1703

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 11 2003

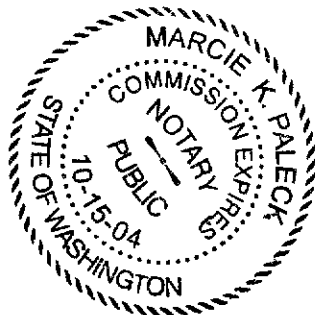
Amount Paid \$ 3939.75
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RONALD G. DOWNS and FONDA K. DOWNS 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: April 10 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



Island Title Company

EXHIBIT 'A'

Description:

Order No: BE7283 MKP

PARCEL A:

That portion of the lot labeled "EXCEPTION" to the plat of "LAKE TERRACE II", as per plat recorded in Volume 13 of Plats, page 23, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 1 of said plat;

Thence East along the South line of said Lot 1, a distance of 255.78 feet to the Southeast corner thereof;

Thence North along the East line of said Lot 1, a distance of 130.43 feet to the Northeast corner of said Lot 1;

Thence South $88^{\circ}47'24"$ East along the Northerly most line of said lot labeled as "EXCEPTION", a distance of 135.59 feet to the Northeast corner thereof;

Thence South $1^{\circ}47'30"$ West along the East line of said lot labeled "EXCEPTION", a distance of 140.43 feet;

Thence North $88^{\circ}37'59"$ West to the Easterly line of the cul-de-sac named Terrace Place as shown on the face of said plat;

Thence Northeasterly along the Easterly line of said Terrace Place to the point of beginning.

ALL of the above described premises also being a portion of Lot A of REVISED SKAGIT COUNTY SHORT PLAT NO. 73-77, as approved January 26, 1977 and recorded January 26, 1977, in Volume 3 of Short Plats, page 66, under Auditor's File No. 895547, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter in Section 35, Township 34 North, Range 4 East of the Willamette Meridian.

PARCEL B:

Lot 1, "LAKE TERRACE II", as per plat recorded in Volume 13 of Plats, page 23, records of Skagit County, Washington.

Situated in Skagit County, Washington.



200304110102
Skagit County Auditor

4/11/2003 Page

3 of

3 11:22AM