

When Recorded Return to:  
RICHARD C. BENEFIELD  
GAIL M. AUSTIN  
16945 Nilson Rd.  
Mount Vernon WA 98273



200305020205  
Skagit County Auditor

5/2/2003 Page 1 of 2 3:57PM

Chicago Title  
Order No: BE7566 MKP  
C26708 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR POLO S. AVILA, a single person, and LINDA AVILA, aka LINDA PITTMAN, a single person

for and in consideration of One Hundred Forty-Five Thousand and 00/100...(\$145,000.00)  
DOLLARS

in hand paid, conveys and warrants to

RICHARD C. BENEFIELD and GAIL M. AUSTIN, husband and wife

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

Tract 18, PLAT OF AVON ACRES FIRST ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 93, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3860-000-018-0003 P61916

**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 24, 2003

Polo S. Avila 5-1-03  
POLO S. AVILA Date

Linda Avila aka Linda Pittman 4-28-03  
LINDA AVILA, aka LINDA PITTMAN Date

#2107  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 02 2003

Amount Paid \$ 2218.50  
Skagit Co. Treasurer:  
By [Signature] Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that POLO S. AVILA 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: May 1 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



STATE OF ALABAMA  
COUNTY OF

I certify that I know or have satisfactory evidence that LINDA AVILA aka LINDA PITTMAN the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4-28-03

Victoria Q. Hayes  
Notary Public in and for the State of ALABAMA  
Residing at  
My appointment expires:  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 23, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

