

When Recorded Return to:
MARGARET A. HANSEN
2317 Crosby Drive
Mount Vernon WA 98274



200305200210
Skagit County Auditor

5/20/2003 Page 1 of 2 3:50PM

Chicago Title Company - Island Division
Order No: BE7629 MKP
C26842 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CARRIE A. HJORT, a single person, as her separate estate

for and in consideration of Two Hundred Thirty-Seven Thousand Five Hundred and 00/100...(\$237,500.00) DOLLARS

in hand paid, conveys and warrants to

MARGARET A. HANSEN, a single person

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

Abbreviated legal description: Lot 18 Cedar Hills No. 3 See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 3880-000-018-0009 P64349

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: May 16, 2003

Carrie Hjort 5/16/03
CARRIE A. HJORT Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2411
MAY 20 2003

Amount Paid \$ 3033.75
Skagit Co. Treasurer
Deputy



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CARRIE A. HJORT 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: May 16 2003

Marcie Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE7629 MKP

PARCEL A:

Lot 18, PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

PARCEL B:

That portion of unopened Crosby Drive No. 7409 road right-of-way within the PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington, lying between Lots 17 and 18 and further described as follows:

Beginning at the Northwest corner of Lot 17, PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;

thence North 82°37'00" East along the North line thereof and said North line extended a distance of 162.41 feet to a point on the West line of Lot 18 of said PLAT OF CEDAR HILLS NO. 3;

thence South 07°23'00" East along said West line a distance of 47.46 feet to the true point of beginning;

thence along a curve to the left having a radius of 25.00 feet through a central angle of 124°30'00" an arc distance of 54.32 feet;

thence South 48°07'00" West to a point of intersection with a line drawn South 07°23'00" East from the true point of beginning;

thence North 07°23'00" West to the true point of beginning.

ALL Situated in Skagit County, Washington.



200305200210
Skagit County Auditor

5/20/2003 Page 2 of 2 3:50PM