

When Recorded Return to:
DAVID B. MCLAUGHLIN
214 South Street
Hamilton WA 98255



200307280385
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE7890 MKP
C27517 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES T. HOOKS and SHEILA M. HOOKS, husband and wife

for and in consideration of One Hundred Twenty-Seven Thousand Five Hundred and 00/100... (\$127,500.00) DOLLARS

in hand paid, conveys and warrants to

DAVID B. MCLAUGHLIN, a single person

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

Abbreviated legal description: Lots 1, 2, 23, and 24, Blk 48 HAMILTON TOWNSITE. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4114-048-024-0006 P73797

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: July 17, 2003

JAMES T. HOOKS

Date

SHEILA M. HOOKS

Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES T. HOOKS and SHEILA M. HOOKS are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

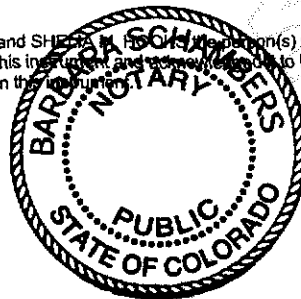
Dated:

07-18-03

Marcia A. Palack
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2004

LPB No. 10

06-02-07



My Commission Expires 06/02/2007

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE7890 MKP

Lots 1, 2, 23 and 24, all in Block 48, THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

EXCEPT that portion, if any, lying within the bed and shores of the Skagit River.

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 28 2003

Amount Paid \$
Skagit Co. Treasurer

By Deputy

#3732

2,269⁵⁰



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