

When Recorded Return to:
TRAVIS J. WALKUP
1393 Marine Drive
Bellingham WA 98225



200308200129

Skagit County Auditor

8/20/2003 Page

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2 4:03PM

Chicago Title Company - Island Division

Order No: BE8181 MJJ

C28248 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, RICHARD C. MONROE and JODI D. MONROE, husband and wife

for and in consideration of Two Hundred Ten Thousand and 00/100...(\$210,000.00) DOLLARS

in hand paid, conveys and warrants to

TRAVIS J. WALKUP and ROSEMARY E. WALKUP, husband and wife

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

That portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 35, Range 4 West of the Willamette Meridian, described as follows:

Beginning at a point 25 feet South of the Northwest corner;
thence South a distance of 178 feet;
thence East a distance of 290 feet;
thence North a distance of 178 feet to a point 25 feet South of the North line;
thence West a distance of 290 feet to the point of beginning;

EXCEPT that portion thereof, if any, lying within that certain tract of land as conveyed to T. Nagatani and Rosie Nagatani, husband and wife, by instrument recorded June 5, 1961, under Auditor's File No. 608453, records of Skagit County, Washington.

Situated in Skagit County, Washington.


Tax Account No. : 350433-0-008-0008 P38224

Subject to: Restrictions, reservations and easements of record and the Skagit County

Right to Farm, as follows: 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: August 18, 2003


RICHARD C. MONROE Date


JODI D. MONROE Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RICHARD C. MONROE and JODI D. MONROE are 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: August 18, 2003
MICHELE R. FREEMAN

Michele R. Freeman
Notary Public in and for the State of Washington
Residing at Bullington
My appointment expires: January 25, 2005



4226
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 20 2003

Amount Paid \$ 3213⁰⁰
Skagit Co. Treasurer
By LP Deputy