

When Recorded Return to:  
ROYSE COZZENS  
VANESSA COZZENS  
2420 Kylee Court  
Mount Vernon WA 98273



200309040054  
Skagit County Auditor

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Island Title Company  
Order No: BE7521 MKP  
C28517 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR HANSELL MITZEL HOMES LLC, a Washington Limited Liability Company  
for and in consideration of One Hundred Seventy-Five Thousand and 00/100...(\$175,000.00)  
DOLLARS

in hand paid, conveys and warrants to  
ROYSE COZZENS and VANESSA COZZENS, husband and wife

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

Lot 32, SKAGIT VIEW ESTATES, according to the plat thereof recorded November 15,  
2002, under Auditor's File No. 200211150098, records of Skagit County, Washington.


Situated in Skagit County, Washington.

Tax Account No. : 4805-000-032-0000 P119845

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: August 29, 2003

HANSELL MITZEL LLC

  
Jeffrey D. Hansell, Member Date

#4530  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 04 2003

Amount Paid \$ 3115<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member , of HANSELL MITZEL LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: August 29 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



UNOFFICIAL DOCUMENT



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