

When Recorded Return to:
SCOTT W. PEDERSTUEN
MARINA B PEDERSTUEN
58879 State Route 20
Marblemount WA 98267



200309300144
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE8256 MJJ
C28427✓

STATUTORY WARRANTY DEED

THE GRANTOR BETTY J. PITTS, a single individual

for and in consideration of One Hundred Nineteen Thousand and 00/100... (\$119,000.00)
DOLLARS in hand paid, conveys and warrants to SCOTT W. PEDERSTUEN and MARINA B
PEDERSTUEN, husband and wife

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

A portion of the Southeast Quarter of the Northeast Quarter of Section 14, Township 35
North, Range 10 East of the Willamette Meridian as more fully described in Exhibit "A"
which is attached hereto and made a part hereof.

Tax Account No. : 351014-0-016-0003 P45339, 351014-0-016-0200 P108131

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as described below:

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.

#5064
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: September 29, 2003

BETTY J. PITTS

SEP 30 2003

Amount Paid \$ 1820.70
Skagit Co. Treasurer
By Deputy

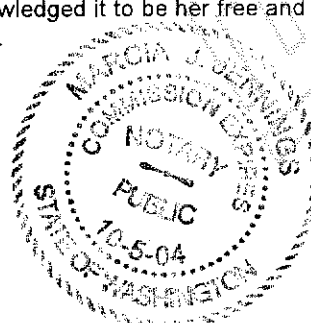
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BETTY J. PITTS 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: September 29, 2003

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004

LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE8256 MJJ

That portion of Government Lot 2 (Southeast Quarter of the Northeast Quarter) Section 14, Township 35 North, Range 10 East of the Willamette Meridian, lying Southeasterly of the Seattle City Light right of way, as acquired by condemnation in Skagit County Superior Court Cause No. 9510 and lying Southwesterly of the following described Line "A", to wit:

Beginning at the South Quarter section corner of Section 14;

Thence North 89°46'56" East along the South line of the Southeast Quarter of Section 14, a distance of 2,023.45 feet;

Thence North 0°13'04" West (perpendicular to said South line), a distance of 3,475.91 feet to an iron pipe which is located in the approximate center of the abandoned Seattle City Light R.R. Grade, said point being the true point of beginning for Line "A";

Thence South 50°40'18" East along the Southwesterly side of an existing access road, a distance of 335 feet, more or less, to the Easterly line of Government Lot 2 and the terminal point of Line "A";

EXCEPT that portion lying Northeasterly of a line that is parallel with and 214 feet Southwesterly of said above described Line "A";

ALSO EXCEPT State Highway right-of-way.

Situated in Skagit County, Washington.



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Skagit County Auditor