



200310290174

Skagit County Auditor

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When Recorded Return to:  
 Marvin H. Matsen  
 12705 Avondale Way  
 Everett, WA 98204

**Chicago Title Company - Island Division**  
**Order No: BE8239 MJJ**

C 28406 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR NORD NORTHWEST CORPORATION, a Washington corporation

for and in consideration of One Hundred Twenty-One Thousand One Hundred Seventy and 00/100...(\$121,170.00) DOLLARS in hand paid, conveys and warrants to MARVIN H. MATSEN, a single individual

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

Unit 308, building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according to the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington; being a portion of Lot B-12, MADDOX CREEK P.U.D. PHASE 3, recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Tax Account No. : 4822-001-308-0000 P120848

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: October 20, 2003

**NORD NORTHWEST CORPORATION**

Richard G. Nord, Sr., President

# 5587  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax

OCT 29 2003

Amount Paid \$ 2156.33  
 Skagit County Treasurer  
 By: Deputy

STATE OF WASHINGTON  
 COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Richard G. Nord, Sr. the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of NORD NORTHWEST CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 29, 2003

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

Chicago Title Company - Island Division

EXHIBIT 'A'

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.



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