

When Recorded Return to:
JOHN H. NIEDER
TRINA J. NIEDER
2519 S. 15th Street
Mount Vernon WA 98273



200311130119
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE8427 MKP

C28817 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company

for and in consideration of One Hundred Ninety-Five Thousand and 00/100...(\$195,000.00)
DOLLARS

in hand paid, conveys and warrants to

JOHN H. NIEDER and TRINA J. NIEDER, husband and wife

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

Lot 7, "SKAGIT VIEW ESTATES" recorded November 15, 2002, under Auditor's File No.
200211150098, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Tax Account No. : 4805-000-007-0000 P119820

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: November 10, 2003

HANSELL MITZEL LLC


Jeffrey D. Hansell, Member Date

5886
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2003

Amount Paid: \$ 3471.00
Skagit Co. Treasurer
By hp 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: November 11 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



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Skagit County Auditor