

When Recorded Return to:
MICHAEL PICKRELL
KATRINA K. PICKRELL
18608 Mason Court
Mount Vernon, WA 98274



200312050102
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE8321 MJJ

C28652

STATUTORY WARRANTY DEED

THE GRANTOR SANFORD G. KERNEY, an unmarried individual

for and in consideration of One Hundred Seventy Thousand and 00/100... (\$170,000.00)
DOLLARS in hand paid, conveys and warrants to MICHAEL PICKRELL and KATRINA K.
PICKRELL, husband and wife

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

**Lot 20, Block 3, RESERVE ADDITION TO THE TOWN OF MONTBORNE, as more fully
described in Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 4136-003-020-0000 P112850

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: December 3, 2003

DEC 05 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Sanford G. Kerney

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me Sanford G. Kerney to me known to be the individual
described in and who executed the within and foregoing instrument and acknowledged to me that he
signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Date: December 2, 2003

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

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE8321 MJJ

PARCEL A:

Lot 20, Block 3, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH those portions of Division Street and Alder Streets, if any, which would attach by operation of law upon vacation

PARCEL B:

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of Line "RR" described below and lying Southeasterly of the Southwesterly extension of the Northwesterly line of Lot 15, Block 3, PLAT OF THE RESERVE ADDITION TO MONTBORNE, as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, and lying Northerly of the centerline of Alder Street extended Westerly.

Line RR:

Begin at a point on the North line of the South Half of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;

Thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

Situated in Skagit County, Washington.



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