

When Recorded Return to:
KENNETH J. EVANS
507 South Waugh Road
Mount Vernon WA 98274



200312300156
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE8587 MJJ
C29208 ✓

STATUTORY WARRANTY DEED

THE GRANTOR C. JESS GROESBECK and SILVIA GROESBECK, husband and wife

for and in consideration of One Hundred Fifty-Nine Thousand and 00/100... (\$159,000.00)
DOLLARS in hand paid, conveys and warrants to KENNETH J. EVANS, an unmarried individual

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

Lot 2, Block 1, PATCHENS SECOND ADDITION TO MOUNT VERNON, according to
the plat thereof, recorded in Volume 7 of Plats, page 3, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3752-001-002-0000 P54096

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

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID \$45.52

DEC 30 2003

Dated: November 24, 2003

C. JESS GROESBECK

SILVIA GROESBECK

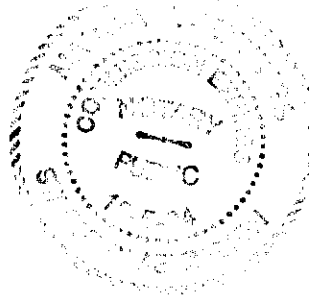
Amount Paid \$2830.00
Skagit County Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that C. JESS GROESBECK and SILVIA GROESBECK the
person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and
acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this
instrument.

Dated: November 25, 2003

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



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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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