

When Recorded Return to:  
REBECCA R. PHILP  
1707 S. 15th  
Mount Vernon WA 98274



200401200154  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE8750 MKP

C29678 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR JOY ANN GARDNER, a single individual

for and in consideration of One Hundred Fifty-Eight Thousand and 00/100... (\$158,000.00)  
DOLLARS in hand paid, conveys and warrants to REBECCA R. PHILP, a single individual

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

The East 40 feet of Lots 1, 2 and 3, Block 4, CONWAY'S ADDITION TO THE CITY OF  
MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 57,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3715-004-003-0207 P52578

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.

Dated: January 7, 2004

JOY ANN GARDNER

# 261  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 20 2004

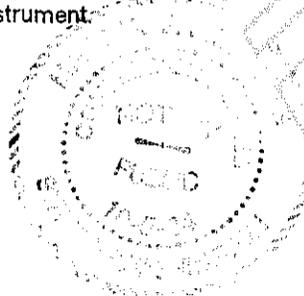
Amount Paid \$ 2812.40  
Skagit County Treasurer  
By: Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOY ANN GARDNER 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: January 8, 2004

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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