

When Recorded Return to:  
CATHRYN NIXON COWAN  
2519 Stonebridge Way  
Mount Vernon WA 98273



200402130059  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE8202 MKP  
IC28972 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR, STONEBRIDGE HOMES LLC, a Washington Limited Liability Company  
for and in consideration of Two Hundred Forty-Six Thousand Eight Hundred Sixty and  
07/100...(\$246,860.07) DOLLARS

in hand paid, conveys and warrants to

CATHRYN NIXON COWAN, a single person

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

Unit 21, STONEBRIDGE CONDOMINIUM, according to the SIXTH AMENDED  
DECLARATION THEREOF recorded August 20, 2003, under Auditor's File Number  
200308200025, AND FOURTH AMENDED SURVEY MAP AND PLANS THEREOF  
recorded October 11, 2002 under Auditor's File Number 200210110206, records of  
Skagit County Washington.

Situated in Skagit County, Washington

Tax Account No. : 4775-000-021-0000 P119610

**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: February 10, 2004

STONEBRIDGE HOMES LLC

By Brian D. Gentry  
General Manager

Date

FF 6660  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 13 2004

Amount Paid \$ 4394.00  
By: Skagit County Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry to me known to be the Member/Manager, of  
of STONEBRIDGE HOMES 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: February 12 2004

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

