

When Recorded Return to:
STEVEN B. MAGNER
TINA C. MAGNER
938 Alexander Street
Sedro Woolley, WA 98284



200403050208

Skagit County Auditor

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Chicago Title Company - Island Division

Order No: BE8907 MJJ

IC0093 ✓

STATUTORY WARRANTY DEED

THE GRANTOR TREVOR JEFFORY FORD and SUSAN ANN FORD, husband and wife

for and in consideration of Two Hundred Eight Thousand Five Hundred and 00/100...(\$208,500.00) DOLLARS in hand paid, conveys and warrants to STEVEN B. MAGNER and TINA C. MAGNER, husband and wife

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

Lot 17, and the West 36.57 feet of Lot 16, Block 77, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4150-077-017-0000 P112360

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

Dated: March 4, 2004

Trevor Jeffory Ford
TREVOR JEFFORY FORD

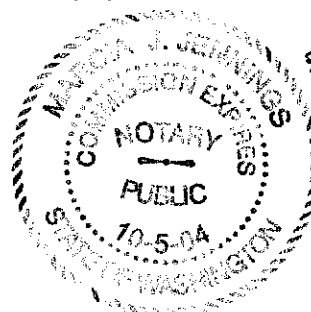
Susan Ann Ford
SUSAN ANN FORD

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TREVOR JEFFORY FORD and SUSAN ANN FORD 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: March 5, 2004

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



SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
#10410 PAID

MAR 05 2004

Amount Paid \$ 3711.30
By: [Signature]
Skagit County Treasurer
Deputy

Chicago Title Company - Island Division

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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