

When Recorded Return to:
MARK A. LUCIANNA



200404090161
Skagit County Auditor

4/9/2004 Page 1 of 2 3:10PM

Chicago Title Company - Island Division
Order No: IMV0108 MKP
IC30403 ✓

STATUTORY WARRANTY DEED

THE GRANTOR BENJAMIN J. BRANSCOM and BETTY S. BRANSCOM, husband and wife

for and in consideration of One Hundred Thirteen Thousand and 00/100...(\$113,000.00)
DOLLARS

in hand paid, conveys and warrants to

MARK A. LUCIANNA, a married man, dealing as his sole and sparate property

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

The East 72 feet of Lots 18, 24, 25, 26 and 27, Block 16, REPLAT OF THE JUNCTION
ADDITION TO SEDRO, according to the plat recorded in Volume 3 of Plats, page 48,
records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4166-016-027-0106 P76700

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 amendmets, 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.

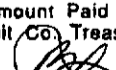
Dated: April 7, 2004


BENJAMIN J. BRANSCOM
4/7/04
Date


BETTY S. BRANSCOM
4/8/04
Date

#11094
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 09 2004

Amount Paid \$ 2011 40
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BENJAMIN J. BRANSCOM and BETTY S. BRANSCOM 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: April 8 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



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Skagit County Auditor