

When Recorded Return to:  
DEREK J. SPRAGUE  
ADREAN J. RUDIE-SPRAGUE  
18118 Mc Elroy Road  
Arlington WA 98223



200404270133  
Skagit County Auditor

4/27/2004 Page 1 of 3 3:58PM

Chicago Title Company - Island Division  
Order No: IMV0194 MKP  
IC30818 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR MAX G. SUTTON and GINNIE L. SUTTON, husband and wife

for and in consideration of Three Hundred Fifty-Seven Thousand Five Hundred and 00/100...(\$357,500.00) DOLLARS

in hand paid, conveys and warrants to

DEREK J. SPRAGUE and ADREAN J. RUDIE-SPRAGUE, husband and wife

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

Abbreviated legal description: Tract 19 of SURVEY recorded under AF#809880; being a ptn. of Gov't Lot 6, Sec 6, T33N, R5E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 330506-0-006-0103 P17930

**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: April 24, 2004

Max G. Sutton 4-26-04  
MAX G. SUTTON Date

Ginnie L. Sutton 4-26-04  
GINNIE L. SUTTON Date

#2002  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 27 2004

Amount Paid \$ 6363.50  
Skagit Co. Treasurer  
By [Signature] Deputy

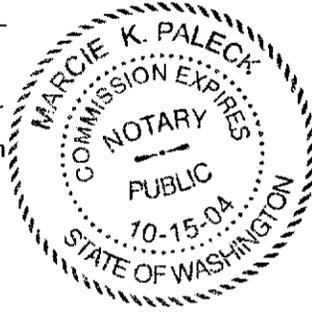
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MAX G. SUTTON and GINNIE L. SUTTON 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 26 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



UNOFFICIAL DOCUMENT



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EXHIBIT 'A'

**Description:**

**Order No: IMV0194 MKP**

**PARCEL A:**

Tract 19 of that certain Survey filed November 12, 1974, in Volume 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit County, Washington; being a portion of Government Lot 6 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress, and utilities over and across that certain 60-foot road and utility easement as shown on the face of that certain Survey filed November 12, 1974, in Volume 1 of Surveys, page 113, under Auditor's File No. 809880, records of Skagit County, Washington; being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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