

When Recorded Return to:  
ROBERT V. LACOUNT  
STACY E. LACOUNT  
7342 Sunny Lane  
Sedro Woolley WA 98284



200404290144  
Skagit County Auditor

4/29/2004 Page 1 of 2 3:52PM

Chicago Title Company - Island Division  
Order No: BE9049 MJJ  
IC 30705 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR PHILLIP F. HEDINGTON and COURTNEY A. HEDINGTON, husband and wife

for and in consideration of One Hundred Seventy Thousand and 00/100...(\$170,000.00)  
DOLLARS in hand paid, conveys and warrants to ROBERT V. LACOUNT and STACY E.  
LACOUNT, husband and wife

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

**Tract 1, Short Plat #504-80 and a portion of the SE Quarter of the NE Quarter of Section 9, Township 35 North, Range 5 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 350509-4-001-0006 P38746, 350509-1-007-0113 P38722

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as described below:

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.

2057  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: April 26, 2004

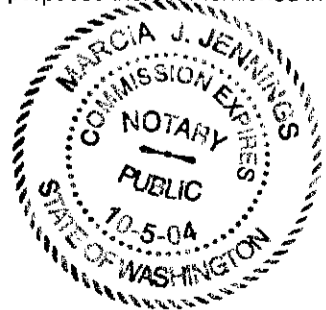
APR 29 2004  
Phillip F. Hedington 3026.00 Courtney A. Hedington  
Amount Paid \$  
Skagit Co. Treasurer  
By lp Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PHILLIP F. HEDINGTON and COURTNEY A. HEDINGTON 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 27, 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  
LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE9049 MJJ

PARCEL A:

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 504-80 as approved December 12, 1980, and recorded December 15, 1980, in Volume 5 of Short Plats, page 12, under Auditor's File No. 8012150005, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 5 East of the Willamette Meridian.

PARCEL B:

That portion of the Southeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Northeast Quarter; Thence South  $0^{\circ}40'16''$  West along the Westerly limit of said subdivision, 217.30 feet to the true point of beginning; Thence South  $75^{\circ}26'20''$  East, 419.18 feet; Thence South  $70^{\circ}04'47''$  East, 972.82 feet to the Easterly limit of said subdivision; Thence South  $0^{\circ}24'22''$  West along said Easterly limit, 127.24 feet; Thence along a curve to the right, from which the radial point bears North  $19^{\circ}25'41''$  East, having a radius of 1,463.30 feet, an arc distance of 12.57 feet; Thence North  $70^{\circ}04'47''$  West, 1,224.21 feet; Thence along a curve to the left having a radius of 1,799.44 feet, an arc distance of 165.25 feet to the Westerly limit of said subdivision; Thence North  $0^{\circ}40'16''$  East along said Westerly limit, 93.66 feet to the true point of beginning;

EXCEPT any portion lying East of the following described line:

Commencing at the East Quarter of said Section 9;  
Thence North  $0^{\circ}24'22''$  East, 787.69 feet along the East line of said Section 9 to the centerline of an existing County road,  
Thence North  $75^{\circ}26'20''$  West, 685.18 feet along said centerline of County road to the true point of beginning of said line;  
Thence South  $1^{\circ}00'00''$  West, 162.84 feet to the South line of the above described property; said South line being the terminus of said line.

PARCEL C:

An easement for ingress, egress and utilities over and across Tract A of said Short Plat which is also delineated as Sunny Lane on the face of said Short Plat.

PARCEL D:

An easement for ingress, egress and utilities over and across those certain premises described on Exhibit A and B of Declaration of Mutual Easements, recorded June 4, 1980, under Auditor's File No. 8006040001, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.



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Skagit County Auditor