

When Recorded Return to:
BENJAMIN JAMES ADELMAN
DANIELLE RAE ADELMAN
17240 Bennett Road
Mount Vernon WA 98273



200404300286
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0174 MKP

IC30730✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES D. AXTHELM AND APRIL AXTHELM, husband and wife

for and in consideration of One Hundred Fifty-Three Thousand and 00/100...(\$153,000.00)
DOLLARS

in hand paid, conveys and warrants to

BENJAMIN JAMES ADELMAN and DANIELLE RAE ADELMAN, husband and wife

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

Abbreviated legal description : Lots 6 and 7, Blk 2, PLAN OF AVON. See legal description
attached hereto and by reference made a part hereof.

Tax Account No. : 4044-002-007-0009 P70413

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 29, 2004

James Axthelm 4/29/04
JAMES D. AXTHELM Date

April Axthelm 4/29/04
APRIL AXTHELM Date

2144
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2004

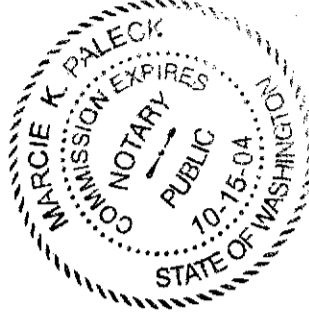
Amount Paid \$ 2723.40
Skagit Co. Treasurer
By LP Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES D. AXTHELM and APRIL AXTHELM 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 29 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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EXHIBIT 'A'

Description:

Order No: IMV0174 MKP

Parcel A:

Lots 6 and 7, Block 2, PLAN OF AVON, according to the plat thereof recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

Situated in Skagit County, Washington

Parcel B:

That portion of the Northeasterly Half of vacated Grove Street, as shown on PLAN OF AVON, as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington, lying between the Southeasterly line of Second Street (now known as Bennett Road) and the centerline of the alley running through Blocks 2 and 3 of said "PLAN OF AVON".

TOGETHER WITH the Northwesterly Half of the vacated alley in said Block 2 adjacent to and abutting upon Lots 6 and 7, Block 2 in said "PLAN OF AVON".

Situated in Skagit County, Washington



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