

When Recorded Return to:
JAMES I. YOUNGQUIST
STACY J. YOUNGQUIST
18147 Moores Garden Road
Mount Vernon, WA 98273



200405210100
Skagit County Auditor

5/21/2004 Page 1 of 2 11:41AM

Chicago Title Company - Island Division
Order No: BE9120 MJJ

IC 31135 ✓

STATUTORY WARRANTY DEED

THE GRANTOR ELIZABETH ZIEGLER, a single individual

for and in consideration of One Hundred Sixty-One Thousand and 00/100...(\$161,000.00)
DOLLARS in hand paid, conveys and warrants to JAMES I. YOUNGQUIST and STACY J.
YOUNGQUIST, husband and wife

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

Lot 6, MOORE'S GARDEN PLAT and a portion of Section 19, Township 34 North, Range 4 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 3958-000-006-0000 P67536, 3958-000-099-0107 P67578

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully 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.

Dated: May 18, 2004

2496
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Elizabeth Ziegler 5-19-04
ELIZABETH ZIEGLER

MAY 21 2004

Amount Paid \$ 2865.80
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ELIZABETH ZIEGLER the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 19, 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

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE9120 MJJ

PARCEL A:

Lot 6, MOORE'S GARDEN PLAT, according to the plat thereof recorded in Volume 7 of plats, page 10 records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;
Thence North 55°28'30" East 1369.67 feet to the most Northerly corner of Tract 1, MOORE'S GARDEN PLAT, as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;

Thence North 52°02'30" West to the Northerly line of that certain tract conveyed to Clinton Vaux et al, by deed dated November 23, 1949, recorded December 1, 1949 under Auditor's File No. 438862, records of Skagit County, Washington;

Thence South 55°28'30" West along said Northerly line to the West line of said Section 19;
Thence South along said West line to the point of beginning.

Situated in Skagit County, Washington.



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Skagit County Auditor