

When Recorded Return to:
JON D. KRAUSE
10450 Sterling Road
Sedro Woolley, Wa 98284



200405280269
Skagit County Auditor

5/28/2004 Page 1 of 2 3:44PM

Chicago Title Company - Island Division
Order No: BE9089 MJJ
IC 30967 ✓

STATUTORY WARRANTY DEED

THE GRANTOR WILLIAM DUANE SKILLINGS and KELLY D. SKILLINGS, husband and wife

for and in consideration of One Hundred Fifty-Four Thousand Eight Hundred Twenty and 00/100...(\$154,820.00) DOLLARS in hand paid, conveys and warrants to JON D. KRAUSE, a single person

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

A portion of the SW Quarter of the NE Quarter of Section 27, 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.

35 *ms*

Tax Account No. : 350427-0-050-0003 P37774

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.

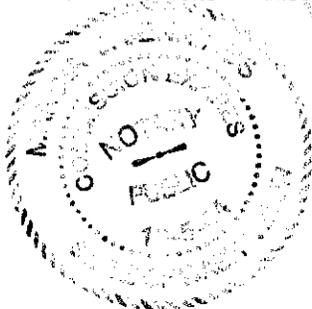
²⁶⁷²
Dated: May 20, 2004 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

William Duane Skillings MAY 28 2004
WILLIAM DUANE SKILLINGS
Amount Paid \$ 2755.80
By *Jp* Deputy
Kelly D Skillings
KELLY D SKILLINGS

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM DUANE SKILLINGS and KELLY D. SKILLINGS 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: May 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



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EXHIBIT 'A'

Description:

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That portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 27;

Thence South $89^{\circ}43'00''$ West along the South line of said Southwest Quarter of the Northeast Quarter, a distance of 52.33 feet to the West line of the Sterling County Road;

Thence North $0^{\circ}17'40''$ West along the West line of the Sterling County Road, a distance of 197.79 feet to a point which is the true point of beginning;

Thence continuing North $0^{\circ}17'40''$ West along said West line of said County Road, a distance of 90.00 feet;

Thence South $89^{\circ}42'20''$ West, a distance of 200 feet;

Thence South $0^{\circ}17'40''$ East, a distance of 90.00 feet;

Thence North $89^{\circ}42'20''$ East, a distance of 200 feet to the true point of beginning.

Situated in Skagit County, Washington



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Skagit County Auditor