

When Recorded Return to:
CHRISTOPHER MATHEW OLSEN
KELLY LYNN OLSEN
8635 Garden of Eden Road
Sedro Woolley, Wa 98284



200406040076

Skagit County Auditor

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Chicago Title Company - Island Division

Order No: BE9095 MJJ

IC 31013 ✓

STATUTORY WARRANTY DEED

THE GRANTOR LEO W. SEBASTION and PATRICIA ROSE SEBASTION, husband and wife

for and in consideration of One Hundred Fifty-Eight Thousand Five Hundred and 00/100...(\$158,500.00) DOLLARS in hand paid, conveys and warrants to CHRISTOPHER MATHEW OLSEN and KELLY LYNN OLSEN, husband and wife

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

A portion of the NE Quarter of the NE Quarter of the SE Quarter of Section 14, Township 35 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. : 350414-4-002-0009 P36638

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 27, 2004

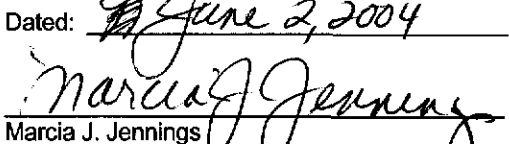

LEO W. SEBASTION

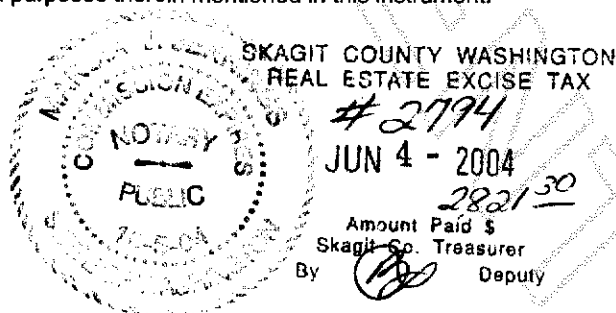

PATRICIA ROSE SEBASTION

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LEO W. SEBASTION and PATRICIA ROSE SEBASTION 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: June 2, 2004


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: BE9095 MJJ

That portion of the South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of said subdivision;
Thence South $88^{\circ}53'12''$ East along the North line of said subdivision, 330.01 feet;
Thence South $0^{\circ}26'05''$ East parallel with the West line of said subdivision, 265.00 feet;
Thence North $88^{\circ}53'12''$ West parallel with said North line of said subdivision, 330.01 feet to the West line of said subdivision;
Thence North $0^{\circ}26'05''$ West along said West line, 265.00 feet to the point of beginning.

EXCEPT the West 30 feet thereof granted to Skagit County for road purposes by deed recorded November 29, 1977 under Auditor's File No. 869421, records of Skagit County, Washington.

Situated in Skagit County, Washington



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EXHIBIT "A"

That portion of the South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of said subdivision;

Thence South 88°53'12" East along the North line of said subdivision, 330.01 feet;

Thence South 0°26'05" East parallel with the West line of said subdivision, 265.00 feet;

Thence North 88°53'12" West parallel with said North line of said subdivision, 330.01 feet to the West line of said subdivision;

Thence North 0°26'05" West along said West line, 265.00 feet to the point of beginning.

EXCEPT the West 30 feet thereof granted to Skagit County for road purposes by deed recorded November 29, 1977 under Auditor's File No. 869421, records of Skagit County, Washington.

Situated in Skagit County, Washington

End of Exhibit "A"

