

When Recorded Return to:
TODD ZUMWALT
311 Talcott Street
Sedro Woolley, WA 98284



200406170089
Skagit County Auditor

6/17/2004 Page 1 of 2 12:00PM

Chicago Title Company - Island Division

Order No: BE9156 MJJ

IC31380 ✓

STATUTORY WARRANTY DEED

THE GRANTOR MELANIE BERGSTROM, a single individual

for and in consideration of One Hundred Thirty-Three Thousand and 00/100...(\$133,000.00)
DOLLARS in hand paid, conveys and warrants to TODD ZUMWALT, a single individual

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

Lot 4, Block 58, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat
thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4150-058-004-0004 P75940

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a
part hereof.

Dated: June 15, 2004

Melanie K. Bergstrom
MELANIE BERGSTROM

3001
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2004

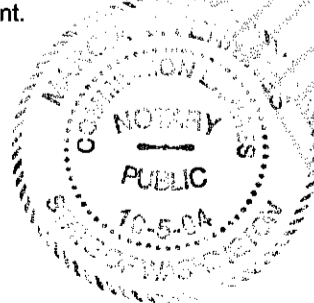
Amount Paid \$ 2367.40
By *[Signature]* Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MELANIE BERGSTROM 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: June 15, 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'

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.



200406170089

Skagit County Auditor