

When Recorded Return to:  
NEIL C. BOEH  
8171 Garden of Eden Road  
Sedro Woolley WA 98284



200406210230  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE9167 MJJ

IC 31396v

**STATUTORY WARRANTY DEED**

THE GRANTOR MARCIA GARCIA, a single individual

for and in consideration of Three Hundred Eighteen Thousand and 00/100...(\$318,000.00)  
DOLLARS in hand paid, conveys and warrants to NEIL C. BOEH, a married man as his  
separate estate

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

**A portion of the East Half of the East Half of the Northeast 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. : P36556

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: June 17, 2004

3137  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MARCIA GARCIA

JUN 21 2004

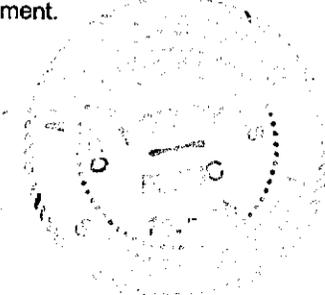
Amount Paid \$ 5660.40  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARCIA GARCIA 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 17, 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: BE9167 MJJ**

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

Beginning at the intersection of the West line of said subdivision and a line 40 feet North of the North marginal line of the Northern Pacific Railway Company right-of-way;  
Thence North along said West line, 779.11 feet, more or less, to the point of intersection of the Westerly extension of the North line of that certain tract of land conveyed to Lester Hoffman, et ux, by Deed dated January 31, 1966, and recorded February 9, 1966, under Auditor's File No. 678517;  
Thence East parallel to the South line of the Bassett Road 20 feet, more or less, to the East line of the Garden of Eden Road and Northwest corner of said Hoffman tract, said point also being the true point of beginning;  
Thence Easterly along the North line of said Hoffman tract and parallel to the South line of the said Bassett Road a distance of 599.13 feet, more or less, to a point 30 feet West of the East line of said Section;  
Thence North parallel to said East line a distance of 200.6 feet, more or less, to the Southeast corner of that certain tract sold to Robert A. Wilcox, et ux, by instrument dated March 10, 1963, and recorded January 8, 1973, under Auditor's File No. 779067;  
Thence West along the South line of said Wilcox tract a distance of 597.25 feet, more or less, to the East line of said Garden of Eden Road;  
Thence South along said Garden of Eden Road a distance of 200.6 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.



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