

When Recorded Return to:
VICTORIA L. BROWN
611 N. 21st
Mount Vernon WA 98273



200406300188
Skagit County Auditor

6/30/2004 Page 1 of 2 3:53PM

Chicago Title Company - Island Division
Order No: IMV0344 MKP

1C31650 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CARMEN KALBFLEISCH, Personal Representative of the Estate of Mary Anne Powers, deceased

for and in consideration of One Hundred Five Thousand and 00/100...(\$105,000.00)
DOLLARS

in hand paid, conveys and warrants to

VICTORIA L. BROWN, a single person

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

Lot 63, PLAT OF MOUNT BAKER VIEW ADDITION , according to the plat thereof,
recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 3745-000-063-0016 P53808

Subject to: Restrictions, reservations and easements of record. 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 29, 2004

ESTATE OF MARY ANN POWERS

Carmen Kalbfleisch 6-30-04
Carmen Kalbfleisch, Personal Date
Representative

3375
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2004

Amount Paid \$ 1867.00
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY Skagit

I certify that I know or have satisfactory evidence that **CARMEN KALBFLEISCH** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as **Personal Representative of The Estate of Maryann Powers** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

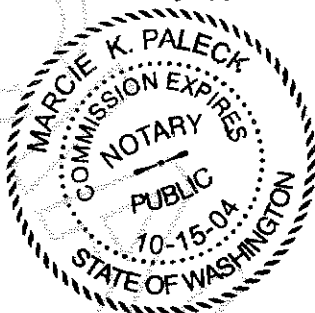
DATED: June 30 2004

Marcie K. Paleck
Marcie K. Paleck

Notary Public in and for the State of Washington,
Residing at Mount Vernon

My appointment expires: October 15, 2004

A-7 Representative Capacity



200406300188
Skagit County Auditor

6/30/2004 Page

2 of

2

3:53PM