

When Recorded Return to:  
BRET THORNTON  
17366 Allen Road  
Bow WA 98232



200407020084

Skagit County Auditor

7/2/2004 Page 1 of 2 11:23AM

Chicago Title Company - Island Division  
Order No: BE9145 MJJ

IC 31288 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR ELIZABETH(BETTY) J. SWARD, who also appears of record as ELIZABETH SWARD, a single individual

for and in consideration of Eighty-Seven Thousand Five Hundred and 00/100...(\$87,500.00) DOLLARS in hand paid, conveys and warrants to ~~BRET THORNTON~~, a single person  
BRET H. THORNTON *mj*

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

A portion of Government Lots 1 and 2 of Section 30, 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.

Tax Account No. : 340430-0-003-0007 P28769  
340430-0-002-0500 P120552

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

**SUBJECT TO RESTRICTION FOR PRINCIPLE RESIDENCE ONLY: Only stick built single family dwellings shall be built on said premises. No mobile homes, manufactured homes, modular homes, or trailers shall be placed on said premises, either temporarily or permanently.**

**This restriction shall run perpetually with the land and be subject to the grantees, their heris, successors and/or assigns.**

Dated: June 28, 2004

Elizabeth J. Sward

3416  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 02 2004

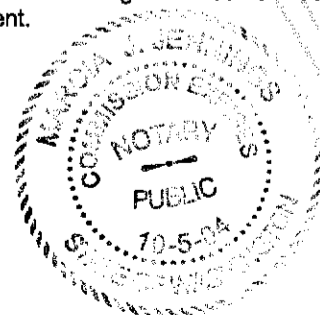
Amount Paid \$ 1,557.50  
Skagit Co. Treasurer  
By *DL* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ELIZABETH J.. SWARD 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 27, 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:** BE9145 MJJ

That portion of the West 103.87 feet of the East 935.87 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South of that existing County road known as the Kimble Road No. XCV;

EXCEPT the West 21.00 feet (as measured perpendicular) of the East 935.87 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying South of that certain County road known as Kimble Road No. XCV;

TOGETHER WITH that portion of the East 832.00 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 2, (West quarter corner); Thence North 01°36'30" East along the West line of said Government Lot 2 for a distance of 1,387.43 feet to a point on the centerline of that certain County road known as Kimble Road No. XCV;

Thence South 89°57'21" East along said centerline of Kimble Road No. XCV for a distance of 498.80 feet;

Thence South 02°01'24" West for a distance of 20.01 feet, to the Southerly margin of said Kimble Road No. XCV, being the Northwest corner of that certain parcel described on Deed of Trust recorded under Auditor's File No. 8812060034, records of Skagit County, Washington, and being the true point of beginning;

Thence continue South 02°01'24" West along the West line of said parcel described on document recorded under Auditor's File No. 8812060034, records of Skagit County, Washington, for a distance of 129.99 feet to the Southwest corner of said parcel; Thence South 01°54'00" West for a distance of 1,230.63 feet, more or less, to the Southeast corner of the West 103.87 feet of the East 935.87 feet of said Government Lot 2;

Thence North 01°01'48" East along the East line of said West 103.87 feet of the East 935.87 feet of Government Lot 2, or East line extended, for a distance of 1,360.10 feet, more or less, to said Southerly margin of Kimble Road No. XCV at a point bearing North 89°57'21" West from the true point of beginning;

Thence South 89°57'21" East along said Southerly margin for a distance of 20.94 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**Exhibit B**

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.



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Skagit County Auditor