

When Recorded Return to:  
MAXINE JOHNSTON  
3029 Pine Lane  
Sedro Woolley WA 98284



200407160082  
Skagit County Auditor

7/16/2004 Page 1 of 3 11:38AM

Chicago Title Company - Island Division

Order No: BE9232 MJJ

IC 31707

**STATUTORY WARRANTY DEED**

THE GRANTORS, ELENA RAE BALZAR HARP, JOANNE DAVIE RATHVON, ROBERT D. DAVIE, JR. and FREDRICK BALZAR, Heirs of MARIE D. BALZAR, Deceased

for and in consideration of One Hundred Fifty-Two Thousand and 00/100...(\$152,000.00) Dollars

in hand paid, conveys and warrants to MAXINE J. JOHNSTON, a single individual

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

PARCEL A:

The South 110 feet of Lot 1, DEITER'S ACREAGE, according to the plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington,

EXCEPT the East 140 feet thereof.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress and egress over and across the West 30 feet of Lot 1, DEITER'S ACREAGE, according to the plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington;

EXCEPT the South 110 feet thereof;

Situated in Skagit County, Washington

Tax Account No. : 3899-000-001-0916 P64933

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm, as disclosed on Exhibit "A" attached hereto and incorporated herein by reference.

Dated: July 8, 2004

Elena Rae Harp (Balzar)  
ELENA RAE BALZAR HARP

Joanne Davie Rathvon  
JOANNE DAVIE RATHVON

Robert D Davie Jr  
ROBERT D. DAVIE, JR.

Fredrick Balzar  
FREDRICK BALZAR

3670  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 16 2004

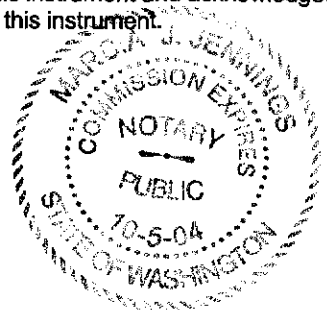
Amount Paid \$ 2,705.60  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ELENA RAE BALZAR HARP is the person who appeared before me, and said person 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 8, 2004

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: October 5, 2004

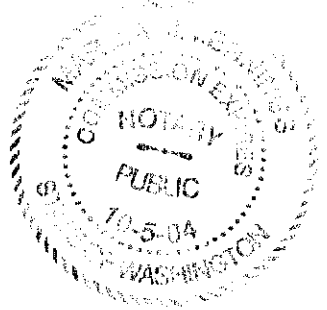


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOANNE DAVIE RATHVON is the person who appeared before me, and said person 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 8, 2004

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedri-Woolley  
My appointment expires: October 5, 2004

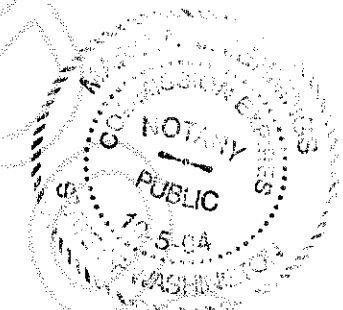


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT D. DAVIE, JR. is the person who appeared before me, and said person 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 8, 2004

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: October 5, 2004

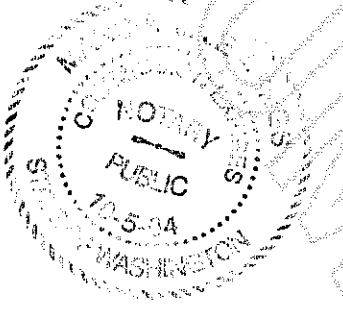


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that FREDRICK BALZAR is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 8, 2004

Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: October 5, 2004



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**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.



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