

When Recorded Return to:
ERIC E. WENDT
AMANDA J WENDT
491 Hazelwood Drive
Oak Harbor WA 98277



200407200076
Skagit County Auditor

7/20/2004 Page 1 of 2 11:23AM

Chicago Title Company - Island Division
Order No: IMV0251 NLC
1C31147 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, BRANDON E. DOWE, as his separate estate

for and in consideration of One Hundred Seventy-Six Thousand Three Hundred and 00/100...(\$176,300.00) Dollars

in hand paid, conveys and warrants to ERIC E. WENDT and AMANDA J WENDT, husband and wife

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

Ptn. Lots 15 and 16, SAUK MOUNTAIN VIEW ESTATES - SOUTH
Legal Description as described in Exhibit "A" attached hereto and by this reference made a part hereof.

Tax Account No. : 4819-000-015-0000 P120676

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: July 6, 2004


BRANDON E. DOWE
7/9/04
Date

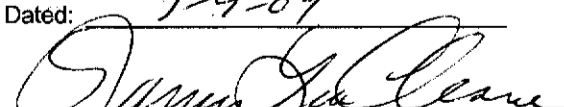
3741
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

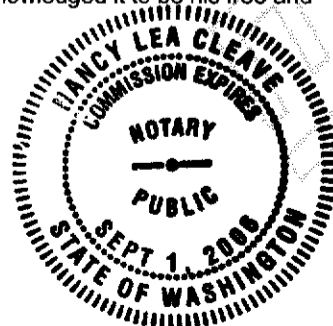
JUL 20 2004

Amount Paid \$ 3138.14
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BRANDON E. DOWE is the person(s) who appeared before me, and said person(s) 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: 7-9-04

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-1-06



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0251 NLC

Lot 15, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, according to the plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington;

EXCEPT the Northeasterly 2.5 feet thereof;

TOGETHER WITH the Northeasterly 2.5 feet of Lot 16, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, according to the plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington

Situated in Skagit County, Washington



200407200076

Skagit County Auditor