

When Recorded Return to:  
PAUL A. MCGUIRE  
JACQUELINE M. MCGUIRE  
20450 Heather Lane  
Mount Vernon WA 98274



200407230137

Skagit County Auditor

7/23/2004 Page

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2 11:39AM

Chicago Title Company - Island Division  
Order No: BE9211 MJJ

IC31708

### STATUTORY WARRANTY DEED

THE GRANTOR NORTHWEST REALTY VENTURES, LLC, a Washington Limited Liability Company

for and in consideration of One Hundred Twenty-Four Thousand Nine Hundred and 00/100...(\$124,900.00) DOLLARS in hand paid, conveys and warrants to PAUL A. MCGUIRE and JACQUELINE M. MCGUIRE, husband and wife

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

Lot 20, PATCHENS FIRST ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

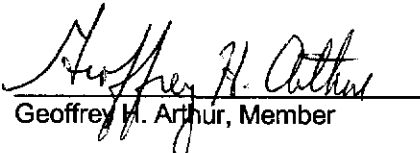
Situated in Skagit County, Washington.

Tax Account No. : 3751-000-020-0001 P54088

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

Dated: July 20, 2004

NORTHWEST REALTY VENTURES, LLC

  
Geoffrey H. Arthur, Member

# 3824  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

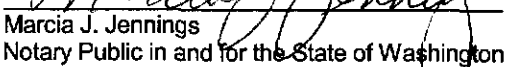
JUL 23 2004

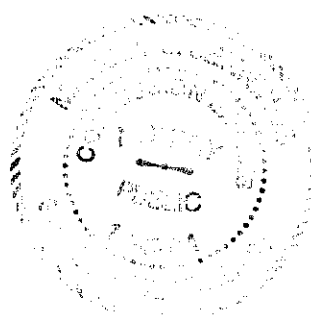
Amount Paid \$ 2223.22  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Geoffrey H. Arthur, to me known to be the Member of NORTHWEST REALTY VENTURES, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: July 21, 2004

  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2004



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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.



200407230137  
Skagit County Auditor