

When Recorded Return to:
JERRY WINKLEY
TAMARA D. WINKLEY
17193 River Rock Rd.
Mount Vernon WA 98274



200407300145
Skagit County Auditor

7/30/2004 Page 1 of 2 12:19PM

Chicago Title Company - Island Division
Order No: IMV0309 MKP
IC31467 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company DBA HANSELL MITSEL HOMES

for and in consideration of Two Hundred Forty-Nine Thousand Nine Hundred Fifty and 00/100...(\$249,950.00) DOLLARS

in hand paid, conveys and warrants to

JERRY WINKLEY and TAMARA D. WINKLEY, husband and wife

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

Lot 98, NOOKACHAMP HILLS PUD, PHASE IIA, as per plat recorded September 15, 2003 under Skagit County Auditor's File No. 200309150157.

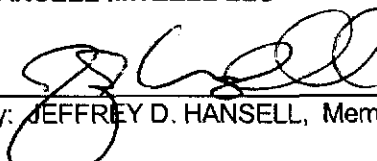
Situated in Skagit County, Washington

Tax Account No. : 4821-000-098-0000 P120778

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 20, 2004


HANSELL MITZELL LLC


By: JEFFREY D. HANSELL, Member

7/21/04
Date

3787
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2004

Amount Paid \$ 4449.11
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL HOMES 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 01 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

