

When Recorded Return to:
WILLIAM E. EPPS
MARY B. EPPS
12673 C. Street
Mount Vernon WA 98273



200408100157

Skagit County Auditor

8/10/2004 Page 1 of 2 3:53PM

Chicago Title Company - Island Division
Order No: IMV0308 NLC

1C31861 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, THOMAS B. STROTKAMP, as his separate estate

for and in consideration of Three Hundred Seventy-Five Thousand and 00/100...(\$375,000.00)
Dollars

in hand paid, conveys and warrants to WILLIAM E. EPPS and MARY B. EPPS, husband and wife

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

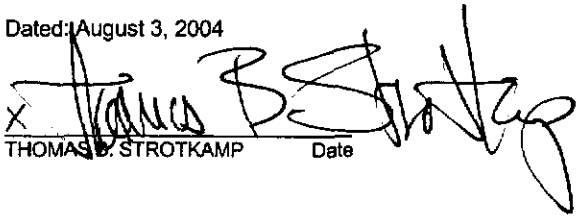
Legal Description as described in Exhibit A attached hereto and by this reference made a part
hereof. TRACT 1, SCSP#72-78; BEING PTN. 30&31-35-3

Tax Account No. : 350330-4-007-0005 P35047

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: August 3, 2004

x 
THOMAS B. STROTKAMP

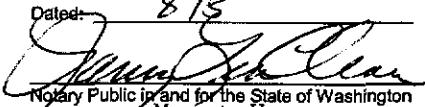
Date

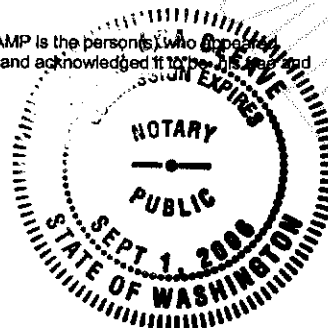
8/5/04

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that THOMAS B. STROTKAMP 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: 8/5


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: IMV0308 NLC

Parcel A:

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 72-78, approved September 6, 1978 and recorded September 8, 1978 in Volume 3 of Short Plats, page 9, under Auditor's File No. 887022, records of Skagit County, Washington; being a portion of Sections 30 and 31, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Parcel B:

An easement for ingress, egress and utilities as delineated on the face of Skagit County Short Plat No. 72-78, approved September 6, 1978 and recorded September 8, 1978 in Volume 3 of Short Plats, page 9, under Auditor's File No. 887022, records of Skagit County, Washington; being a portion of Sections 30 and 31, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

4214
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 10 2004

Amount Paid \$ 6675.00
By Skagit Co. Treasurer
hp Deputy



200408100157

Skagit County Auditor