



200408180055

Skagit County Auditor

8/18/2004 Page 1 of 2 11:32AM

When Recorded Return to:
SHAWN M. FRAHM
AMBER M. FRAHM
2421 S. 15th Street
Mount Vernon WA 98274

Chicago Title Company - Island Division

Order No: BE8958 MJJ

IC 31441 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL, L.L.C., a Washington Limited Liability Company

for and in consideration of One Hundred Ninety-Four Thousand Nine Hundred Fifty and 00/100...(\$194,950.00) DOLLARS in hand paid, conveys and warrants to SHAWN M. FRAHM and AMBER M. FRAHM, husband and wife

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

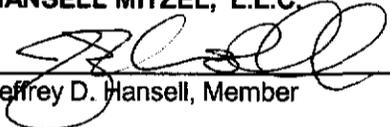
Lot B of CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-03, approved March 15, 2004 and recorded March 25, 2004, under Auditor's File No. 200403250066, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Tax Account No. : 340429-0-084-0100 P121556

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: August 9, 2004

HANSELL MITZEL, L.L.C.


Jeffrey D. Hansell, Member

43108
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2004

Amount Paid \$ 3470.00
By  Skagit Co. Treasurer 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, L.L.C. 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: August 17, 2004


Marcia J. Jennings

Notary Public in and for the State of Washington
Residing at Sedro Woolley

My appointment expires: ~~10/5/2004~~ 3-5-05
MARY ANNE MEYER



Chicago Title Company - Island Division

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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