

When Recorded Return to:  
BEN M. WINKES  
L. SLOANE WINKES  
18431 Dike Road  
Mount Vernon, Wa 98273



200408240060  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE9240 MJJ  
IC31731 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR DAVID J. DUTTON and JEANNETTE DUTTON, husband and wife

for and in consideration of Three Hundred Seventy-Five Thousand and 00/100...(\$375,000.00)  
DOLLARS in hand paid, conveys and warrants to BEN M. WINKES and L. SLOANE WINKES,  
husband and wife

*MS* SLOANE

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

**A portion of Government Lot 10, Section 1, Township 33 North, Range 3 East of the  
Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and  
made a part hereof.**

Tax Account No. : 330301-0-019-0006 P15253

Subject to: Restrictions, reservations and easements of record and Skagit County Right To  
Farm Ordinance as more fully described below:

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.

# 4500  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: August 19, 2004

*David Dutton*  
\_\_\_\_\_  
DAVID J. DUTTON

*Jeannette Dutton*  
\_\_\_\_\_  
JEANNETTE DUTTON

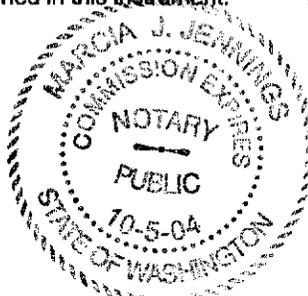
AUG 24 2004  
Amount Paid \$ 1675.00  
Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DAVID J. DUTTON and JEANNETTE DUTTON the person(s)  
who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to  
be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 19, 2004

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



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: BE9240 MJJ**

**PARCEL A:**

That portion of Government Lot 10 in Section 1, Township 33 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Government Lot 10;  
thence North 01°15'32" West along the East line of Government Lot 10 a distance of 334.01 feet;  
thence South 88°44'50" West parallel with the South line of said Government Lot 10 a distance of 335.56 feet to the true point of beginning of this description;  
thence North 26°48'35" West a distance of 220.81 feet;  
thence South 65°44'10" West a distance of 205.00 feet;  
thence North 30°55'50" West a distance of 99.74 feet;  
thence North 02°34'00" East a distance of 4.63 feet;  
thence South 88°44'50" West a distance of 220.00 feet, more or less, to the Skagit River;  
thence Southwesterly along the Skagit River to a point 20.00 feet North of the South line of said Government Lot 10;  
thence North 88°44'50" East parallel with and 20.00 feet North of the South line of said Government Lot 10 a distance of 700.00 feet, more or less, to a point that bears South 88°44'50" West a distance of 361.65 feet and North 30°55'50" West a distance of 23.02 feet from the Southeast corner of said Government Lot 10;  
thence North 30°55'50" West a distance of 266.45 feet;  
thence North 62°44'00" East a distance of 188.13 feet to the true point of beginning;

EXCEPT County road and dike rights-of-way.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress and egress over and across a 20-foot strip of land in said Government Lot 10 in Section 1, Township 33 North, Range 3 East of the Willamette Meridian described as follows:

Beginning at the Southeast corner of said Government Lot 10;  
thence North 01°15'32" West along the East line of said Government Lot 10 a distance of 334.01 feet;  
thence South 88°44'50" West a distance of 335.56 feet;  
thence North 26°48'35" West a distance of 220.81 feet to the true point of beginning of this easement description;  
thence South 65°44'10" West along the South line of said 20-foot wide easement a distance of 185.00 feet, more or less, to the East line of the county road;  
thence Northwesterly along the East line of the county road a distance of 20.00 feet, more or less, to a point that is 20.00 feet distant, when measured at right angles, from the South line of said easement;  
thence North 65°44'10" East a distance of 185.00 feet, more or less, to a point that bears North 26°48'35" West from the true point of beginning;  
thence South 26°48'35" East to the true point of beginning.

Situated in Skagit County, Washington.



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