

When Recorded Return to:
LORENZO RODRIGUEZ
JESSICA LOPEZ
503 N. Oak Street
Burlington WA 98233

200409160133
Skagit County Auditor

9/16/2004 Page 1 of 2 3:18PM

Chicago Title Company - Island Division
Order No: IMV0476 MKP

10322A2 ✓

STATUTORY WARRANTY DEED

THE GRANTOR VIRGINIA MARY FLANDERS, a single person, as her separate estate

for and in consideration of One Hundred Sixty-Three Thousand Nine Hundred Fifty and 00/100...(\$163,950.00) DOLLARS

in hand paid, conveys and warrants to

LORENZO RODRIGUEZ, a single man and JESSICA LOPEZ, a single woman

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

Abbreviated legal description: Ptn Tract 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 3867-000-020-0911 P62396

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: September 11, 2004

Virginia Mary Flanders 9/15/04
VIRGINIA MARY FLANDERS Date

5003
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 16 2004 2918.31

Amount Paid to
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF CALIFORNIA
COUNTY OF *San Mateo*

I certify that I know or have satisfactory evidence that VIRGINIA MARY FLANDERS the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *September 15, 2004*

Jose J. San Gabriel
Notary Public in and for the State of California
Residing at *Foster City, California*
My appointment expires: *July 28, 2007*

JOSE J. SAN GABRIEL
Commission # 1428433
Notary Public - California
San Mateo County
My Comm. Expires Jul 28, 2007

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EXHIBIT 'A'

Description:

Order No: IMV0476 MKP

That portion of Tract 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of the vacated street lying Southerly of and adjacent to said Tract 20, more particularly described as follows:

Commencing at the intersection of the West line of Oak Street as shown on the Plat of Wallace Addition to Burlington, according to the plat thereof recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington, and the South line of the Southeast Quarter of the Northwest Quarter of Section 32, Township 35 North, Range 4 East of the Willamette Meridian, said point being 60 feet, more or less, South of the South line of said Tract 20, Plat of the Burlington Acreage Property;
thence North 00°02'00" East along the West line of said Oak Street for a distance of 15.58 feet to the true point of beginning;
thence continuing North 00°02'00" East along said West line for a distance of 78.25 feet;
thence South 89°34'30" West along a line parallel with said south line of the Southeast Quarter of the Northwest Quarter of Section 32 for a distance of 136.34 feet to an intersection with a line which is 30.00 feet East of, as measured at right angles and parallel with the West line of said Tract 20;
thence South 00°41'30" West along said parallel line for a distance of 78.26 feet to a point which is South 89°34'30" West from the true point of beginning;
thence North 89°34'30" East parallel with said South line of the Southeast Quarter of the Northwest Quarter of Section 32 for a distance of 137.24 feet to the true point of beginning.

Situated in Skagit County, Washington.



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Skagit County Auditor