



200409170113
Skagit County Auditor

9/17/2004 Page 1 of 2 11:45AM

When Recorded Return to:
STEVEN E. LEWIS
3731 Old Hwy 99 North
Burlington WA 98233

Chicago Title Company - Island Division
Order No: IMV0494 NLC

1032416 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, **HAL B. PRATER**, as his separate estate

for and in consideration of Two Hundred Twenty-Nine Thousand Nine Hundred Ninety-Nine and 00/100...(\$229,999.00) Dollars

in hand paid, conveys and warrants to **STEVEN E. LEWIS**, a single individual

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.

Tax Account No. : 360420-4-003-1411 P49652

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 14, 2004


HAL B. PRATER 9/16/04
Date

5023
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

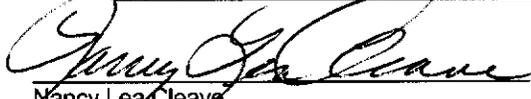
SEP 17 2004

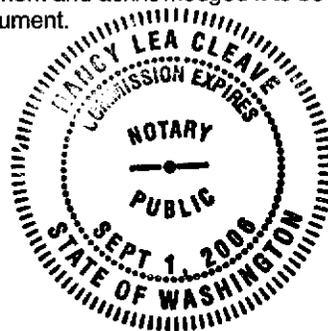
Amount Paid \$ 4093.98
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HAL B. PRATER 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: September 16, 2004


Nancy Lea Cleave
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: IMV0494 NLC

That portion of the South Half of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20;

Thence North 89°43'53" West, along the South line of said Subdivision a distance of 2,096.55 feet;

Thence North 6°29'42" East a distance of 305.01 feet;

Thence North 89°43'53" West parallel to the South line of said subdivision 502.19 feet to the true point of beginning;

Thence continue North 89°43'53" West a distance of 200.61 feet to the Easterly right of way line of State Highway;

Thence South 5°56'19" East a distance of 305 feet along said right of way to the South line of the Northeast Quarter of the Southwest Quarter of said Section 20;

Thence South 89°43'53" East 29.42 feet along said subdivision to the Southeast corner of the Northeast Quarter of the Southwest Quarter;

Thence continue South 89°43'53" East a distance of 157.33 feet along the South line of the Northwest Quarter of the Southeast Quarter of said Section 20 to a point South 3°20'15" East from the true point of beginning;

Thence North 3°20'15" West 303.81 feet to the true point of beginning.

(Also known as Tract A, Skagit County Short Plat No. 32-75 approved September 3, 1975 and recorded September 4, 1975 in Volume 1 of Short Plats, page 57, under Auditor's File No. 823008, records of Skagit County, Washington.)

Situated in Skagit County, Washington



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