

AFTER RECORDING MAIL TO:
Mr. and Mrs. Albert A. Mehlhaff
18092 Dunbar Road
Mount Vernon, WA 98273



200409240001

Skagit County Auditor

9/24/2004 Page 1 of 2 8:35AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113497-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Donald R. Thornlow and Pamela G. Thornlow
Grantee(s): Albert A. Mehlhaff and Donna J. Mehlhaff
Abbreviated Legal: ptn Lots 34 & 35, Memorial Highway Trs.
Assessor's Tax Parcel Number(s): 3955-000-037-0006, P67468

THE GRANTOR DONALD R. THORNLOW and PAMELA G. THORNLOW, husbad and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ALBERT A. MEHLHAFF and DONNA J. MEHLHAFF, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lots 34 and 35 of "MEMORIAL HIGHWAY TRACTS," as per plat recorded in Volume 5 of Plats, page 35, records of Skagit County, Washington, described as follows:


Beginning at the Northwest corner of said Lot 34;
thence South along the West line thereof 140 feet;
thence East parallel with the South line of said Lots 34 and 35, a distance of 120 feet, more or less, to the East line of Lot 35;
thence North along said East line to the Northeast corner of Lot 35;
thence Northwest along the Northeasterly lines of Lots 34 and 35 to the point of beginning.

Situate in the County of Skagit, State of Washington.


Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated September 21, 2004


Donald R. Thornlow

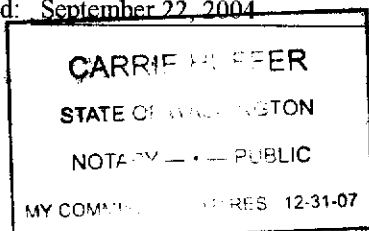

Pamela G. Thornlow
5129
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

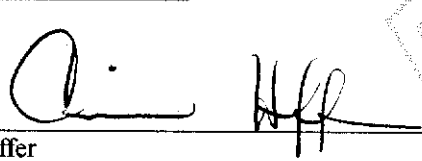
STATE OF Washington }
COUNTY OF Skagit } SS:

SEP 24 2004
530440
Amount Paid \$
By  Deputy

I certify that I know or have satisfactory evidence that Donald R. Thornlow and Pamela G. Thornlow the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 22, 2004




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Donald R. Thornlow
Recorded: June 12, 2001
Auditor's File No.: 200106120104
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

B. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Donald R. Thornlow
Recorded: June 12, 2001
Auditor's File No.: 200106120105
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

C. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: April 15, 2003
Volume/Page: N/A
Auditor's File No.: 200304150201



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Skagit County Auditor