

When Recorded Return to:
KURT P. KAZDA
COLLEEN K. MCKNIGHT
2310 E. Parkway Drive
Mount Vernon WA 98273



200409290128
Skagit County Auditor

9/29/2004 Page 1 of 2 3:26PM

Chicago Title Company - Island Division
Order No: BE9407 MJJ

IC32543 ✓

STATUTORY WARRANTY DEED

THE GRANTOR MARY J. DUBAIL, a single individual

for and in consideration of One Hundred Thirty-Nine Thousand Five Hundred and 00/100...(\$139,500.00) DOLLARS in hand paid, conveys and warrants to KURT P. KAZDA and COLLEEN K. MCKNIGHT, husband and wife

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

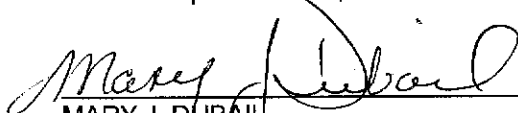
A portion of Tracts 4 & 5, Skagit Addition To Mount Vernon, and a portion of Lot 1, Block 3, Home Addition To Mount Vernon, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 3756-000-005-0005 P54236 ; 3731-003-001-0425 P53268

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.

Dated: September 28, 2004


MARY J. DUBAIL

5270
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

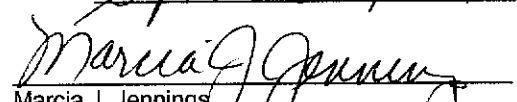
SEP 29 2004

Amount Paid \$ 2483.10
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARY J. DUBAIL 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 29, 2004


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

LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE9407 MJJ

PARCEL A:

Tract 4, EXCEPT the North 120 feet, and Tract 5, EXCEPT the South 118.46 feet, SKAGIT ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Lot 1, Block 3, HOME ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 95, records of Skagit County, Washington;

EXCEPT the North 120 feet;

AND EXCEPT the South 118.46 feet thereof.

Situated in Skagit County, Washington



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