

When Recorded Return to:
PHILLIP FERGUSON
PATRICIA J. FERGUSON
16861 Donnelly Road
Mount Vernon WA 98273

200410200032
Skagit County Auditor
10/20/2004 Page 1 of 2 11:08AM

Chicago Title Company - Island Division
Order No: BE9415 MJJ

IC 32603 ✓

STATUTORY WARRANTY DEED

THE GRANTOR AUDREY I. CARLSON, a married woman as her separate estate

for and in consideration of One Hundred Ninety-Five Thousand and 00/100...(\$195,000.00)
DOLLARS in hand paid, conveys and warrants to PHILLIP FERGUSON and PATRICIA J.
FERGUSON, husband and wife

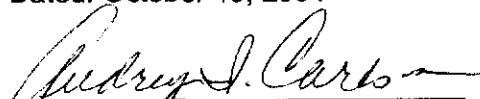
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 2, Building 1, MALLARD VIEW CONDOMINIUM, according to the Amended Declaration thereof recorded under Auditor's File No. 200008300094 AND the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 34 through 37, records of Skagit County, Washington; being a portion of Tract 86 and a Portion of Tract 75, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Tax Account No. : 4724-000-002-0000 P114185


Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: October 19, 2004


AUDREY I. CARLSON

5671
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

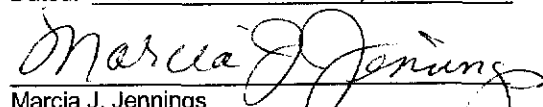

OCT 20 2004

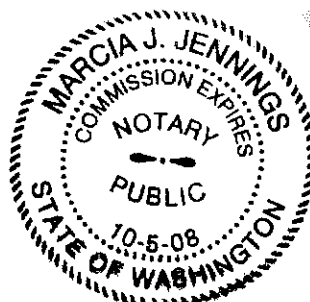
Amount Paid \$ 3471.00
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that AUDREY I. CARLSON 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: October 19, 2004


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008 



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EXHIBIT 'A'

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.



200410200032
Skagit County Auditor