

When Recorded Return to:
JACOB I. MATSON
DEBORAH L. MATSON
631 State Street
Sedro Woolley, WA 98284



200410290082
Skagit County Auditor

10/29/2004 Page 1 of 2 11:49AM

Chicago Title Company - Island Division
Order No: BE9448 MJJ
IC 32759 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JUDITH Z. JOHNSON, a single individual

for and in consideration of One Hundred Fifty-Seven Thousand and 00/100...(\$157,000.00)
DOLLARS in hand paid, conveys and warrants to JACOB I. MATSON and DEBORAH L. MATSON,
husband and wife

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

Lot 20, Block 34, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat
thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4150-034-020-0005 P75688


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 27, 2004


JUDITH Z. JOHNSON

5863
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

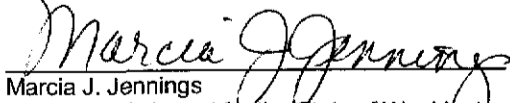
OCT 29 2004

Amount Paid \$ 2794.60
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JUDITH Z. JOHNSON 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 27, 2004


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



Chicago Title Company - Island Division

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.



200410290082

Skagit County Auditor