

When Recorded Return to:
BRADY ROWE
17820 W. Big Lake Boulevard
Mount Vernon, WA 98273

2


200411160101
Skagit County Auditor
11/16/2004 Page 1 of 2 3:41PM

Chicago Title Company - Island Division
Order No: BE9487 MJJ
IC 32967J

STATUTORY WARRANTY DEED

THE GRANTOR NORMAN CARL YAEGER and MARY YAEGER, husband and wife

for and in consideration of One Hundred Ninety-One Thousand Two Hundred and 00/100...(\$191,200.00) DOLLARS in hand paid, conveys and warrants to BRADY ROWE, a single person


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

A portion of Tracts D and E, BIG LAKE WATER FRONT TRACTS as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 3662-000-067-0001 P62064

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.

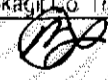
Dated: November 11, 2004



NORMAN CARL YAEGER

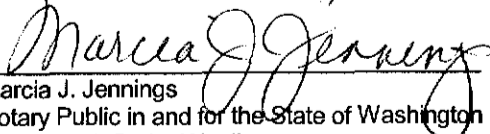


MARY YAEGER

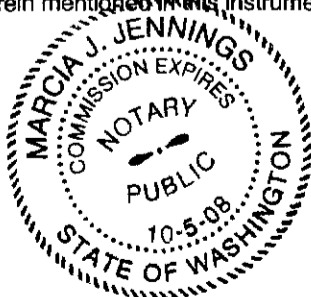
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
6108
NOV 16 2004
340335
Amount Paid to
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that NORMAN CARL YAEGER and MARY YAEGER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: November 11, 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'

Description:

Order No: BE9487 MJJ

PARCEL A:

That portion of Tract E, BIG LAKE WATER FRONT TRACTS, according to the plat, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract E;
thence Southeasterly along the West line of Big Lake Boulevard 100 feet;
thence West parallel with the North line of said Tract E 60 feet;
thence Northwesterly parallel with Big Lake Boulevard 100 feet to the North line of said Tract E;
thence East along said North line 60 feet to the point of beginning;

TOGETHER WITH that portion of Tract D, Big Lake Water Front Tracts, according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point of intersection of the South line of Tract D and the Westerly line of Big Lake Boulevard as platted and laid out in the plat of Big Lake Water Front Tracts;
thence Northerly along the Westerly line of Big Lake Boulevard 18 feet;
thence Southwesterly to a point on the South line of Tract D which is 60 feet west of the point of beginning;
thence East along the South line of Tract D to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract D, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the South line of Tract D with the West right-of-way line of West Big Lake Blvd.;

Thence North 25°20'45" West along said West line, a distance of 18.00 feet to the point of beginning of this description, said point being the Northeast corner of that portion of Tract D described in Contract for Sale between Lloyd and Hulda Nelson and Norman and Mary Yeager recorded under Auditor's File No. 691580, records of Skagit County, Washington;

Thence continuing North 25°20'45" West along the West line of Big Lake Blvd., a distance of 7.52 feet;

Thence South 69°01'09" West, a distance of 47.96 feet;

Thence South 32°39'07" West, a distance of 7.95 feet to the South line of said Tract D at the Northwesterly corner of that portion of Tract D described in said Contract for Sale recorded under Auditor's File No. 691580, records of Skagit County, Washington;

Thence North 71°55'12" East, a distance of 55.01 feet to the point of beginning of this description.

Situated in Skagit County, Washington.



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