

When Recorded Return to:  
JAMES R. BOWERS  
MELINDA F. BOWERS  
2409 S. 15th Street  
Mount Vernon WA 98273



200412230077  
Skagit County Auditor

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**Chicago Title Company - Island Division**

Order No: IMV0592 MKP

1033013 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL, L.L.C., a Washington Limited Liability Company

for and in consideration of Two Hundred Fifty-Three Thousand and 00/100...(\$253,000.00)  
DOLLARS

in hand paid, conveys and warrants to

JAMES R. BOWERS and MELINDA F. BOWERS, husband and wife

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

Abbreviated legal description: Lot 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-03.  
See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340429-0-086-0000 P121557

**Subject to: Restrictions, reservations and easements of record.** 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: December 21, 2004

HANSELL MITZEL, L.L.C.

  
Jeffrey D. Hansell, Member Date

# 6900  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2004

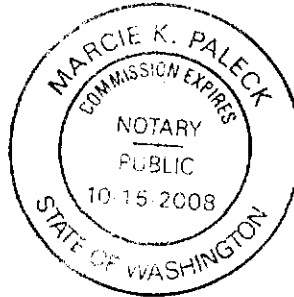
Amount Paid \$ 4503<sup>40</sup>  
By  Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL, L.L.C. the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: December 21, 2004

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



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EXHIBIT 'A'

**Description:**

**Order No:** IMV0592 MKP

**PARCEL A:**

Lot 2 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-03, approved March 15, 2004 and recorded March 25, 2004, under Auditor's File No. 200403250067, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress and egress as delineated on the face of City of Mount Vernon Short Plat No. MV-2-03, approved March 15, 2004 and recorded March 25, 2004, under Auditor's File No. 200403250067, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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