

When Recorded Return to:
JAMIE BEHRENS
AUSTIN PECKINPAUGH
530 Jameson Street
Sedro Woolley, WA 98284



200501070100
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE9606 MJJ

IC 33589 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DERRICK D. SCHMIDT and CHRISTINA R. SCHMIDT, husband and wife

for and in consideration of One Hundred Twenty-Two Thousand Nine Hundred and 00/100...(\$122,900.00) DOLLARS in hand paid, conveys and warrants to JAMIE BEHRENS, an unmarried woman and AUSTIN PECKINPAUGH, an unmarried man

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

Lot 13, Block 10, PLAT OF TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.


Situated in Skagit County, Washington.

Tax Account No. : 4149-010-013-0008 P75378

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: January 5, 2005


Derrick D. Schmidt


Christina R. Schmidt

#106
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

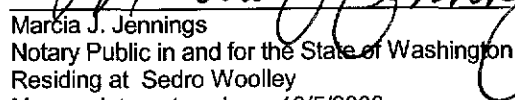
JAN 07 2005

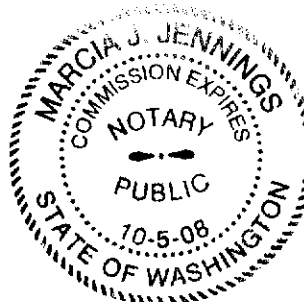
Amount Paid \$ 2187.62
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DERRICK D. SCHMIDT and CHRISTINA R. SCHMIDT 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:

January 5, 2005

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.



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Skagit County Auditor