

When Recorded Return to:
JOHN F. SHEPARD JR.
KIMBERLY WARD SHEPARD
P.O. Box 326
Oakland ME 04963



200501140160
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0670 NLC

1033476 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DONALD ALLGIRE and KAROLYN ALLGIRE, husband and wife

for and in consideration of Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100...(\$369,900.00) DOLLARS

in hand paid, conveys and warrants to

JOHN F. SHEPARD JR. and KIMBERLY WARD SHEPARD, husband and wife

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

Legal Description as described in Schedule "A" attached hereto and by this reference made a part hereof. Lot 2, SKAGIT COUNTY SHORT PLAT NO. 90-35; being ptn SW SW 33-34-4

Tax Account No. : 340433-3-004-0502/P94483

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: January 5, 2005

Donald Allgire 1-6-05 Karolyn Allgire 1/6/05
DONALD ALLGIRE Date KAROLYN ALLGIRE Date

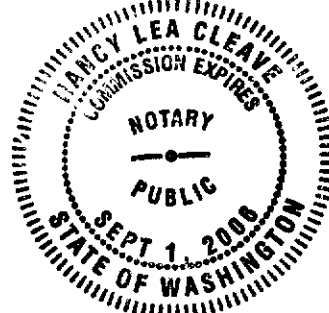
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DONALD ALLGIRE and KAROLYN ALLGIRE are 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: 1/6/05

Nancy Lea Cleave
Nancy Lea Cleave
Notary Public in and for the State of Washington

Residing at
My appointment expires:



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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PARCEL A:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across the South 322.67 feet of Lot 3, Skagit County Short Plat No. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 14 2005

Amount Paid \$ 6,584.22
By *[Signature]* Skagit Co. Treasurer
Deputy



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