

When Recorded Return to:
GEOFFREY HOAG
120 N Murdock C-302
Sedro Woolley WA 98284



200501180183
Skagit County Auditor

1/18/2005 Page 1 of 2 3:45PM

Chicago Title Company - Island Division
Order No: BE9629 MAM
1033736 ✓

STATUTORY WARRANTY DEED

THE GRANTORS, **JOHN JAMES PLATO** and **LISA MARIE PLATO**, husband and wife

for and in consideration of Three Hundred Thirty-Five Thousand and 00/100...(\$335,000.00)
Dollars in hand paid, conveys and warrants to

GEOFFREY HOAG, a single person

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


Lot 65, MADDOX CREEK PUD PHASE 1, according to the plat thereof, recorded in Volume 16 of
Plats, pages 121 and 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4681-000-065-0000 P109359

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance, as follows: 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 12, 2005


JOHN JAMES PLATO


LISA MARIE PLATO

258
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 18 2005

Amount Paid \$ 5963⁰⁰
By  Skagit Co. Treasurer
Deputy

STATE OF VIRGINIA
COUNTY OF

I certify that I know or have satisfactory evidence that JOHN JAMES PLATO and LISA MARIE PLATO are the persons who appeared before me, and said persons 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: 7/14/05

Margaret M. [Signature]

Notary Public in and for the State of Virginia
Residing at
My appointment expires: 9/30/2007



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