

When Recorded Return to:
RUDY A. SHEARER
M. JAYNE SHEARER
22437 Glenn Rd.
Mount Vernon WA 98273



200501270228
Skagit County Auditor
1/27/2005 Page 1 of 2 3:52PM

Chicago Title Company - Island Division
Order No: IMV0532 NLC
1C32690 ✓

STATUTORY WARRANTY DEED

THE GRANTOR BART SMITH and PATRICIA SMITH, husband and wife

for and in consideration of Fifty Thousand and 00/100...(\$50,000.00) DOLLARS

in hand paid, conveys and warrants to

RUDY A. SHEARER and M. JAYNE SHEARER, husband and wife

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

Abbreviated legal description: Ptn N/2 N/2 SE SW Sec.14, T34N, R4E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340414-3-012-0000 P24752

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 24, 2005

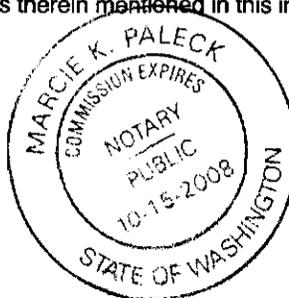
Bart Smith 1/26/05
BART SMITH Date

Patricia Smith
PATRICIA SMITH

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BART SMITH and PATRICIA SMITH 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 26 2005
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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

395
JAN 27 2005

Amount Paid \$ 870.00
By [Signature] Skagit Co. Treasurer Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0532 NLC

That portion of the North Half of the North Half of the Southeast Quarter of the Southwest Quarter, Section 14, Township 34 North, Range 4 East of the Willamette Meridian, lying Northeasterly of the county road;

EXCEPT that portion lying within a "ROCKY MOUND", as referred to in deed from Day Lumber Co. to F. H. Young recorded October 10, 1922, in Volume 127 of Deeds, page 569, records of Skagit County.

Situated in Skagit County, Washington



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