


When Recorded Return to:
ROEL PEDROZA
LORI J. PEDROZA
17032 Sockeye Drive
Mount Vernon WA 98274

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200501280066
Skagit County Auditor
1/28/2005 Page 1 of 2 11:30AM

Chicago Title Company - Island Division
Order No: IMV0487 MKP
1632372 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company DBA HANSELL MITZEL HOMES

for and in consideration of Three Hundred Three Thousand Nine Hundred Eighty-One and ~~00~~/100...(\$303,981.~~00~~) DOLLARS
59 59

in hand paid, conveys and warrants to

ROEL PEDROZA and LORI J. PEDROZA, husband and wife

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

Lot 84, NOOKACHAMP HILLS PUD, PHASE IIA, according to the plat thereof, recorded September 15, 2003, under Auditor's File No. 200309150157, records of Skagit County, Washington.


Situated in Skagit County, Washington.

Tax Account No. : 4821-000-084-0000 P120764

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 21, 2005

HANSELL MITZEL HOMES LLC


Jeffrey D. Hansell, Member Date

410
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005 5410 87

Amount Paid \$
Skagit Co. Treasurer
By  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: January 21 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

