

When Recorded Return to:
JAMES B. MITCHELL
CASSANDRA M. MITCHELL
1511 Brentwood Lane
Mount Vernon WA 98274



200502110084

Skagit County Auditor

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Chicago Title Company - Island Division

Order No: IMV0674 MKP

IC33637

STATUTORY WARRANTY DEED

THE GRANTOR WESTERN SAMISH INC., a Washington corporation

for and in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred Fifty and 00/100...(\$399,950.00) DOLLARS

in hand paid, conveys and warrants to

JAMES B. MITCHELL and CASSANDRA M. MITCHELL, husband and wife

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

Lot 76, PLAT OF EAGLEMONT, PHASE 1B, according to the plat thereof recorded under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4789-000-076-0000 P118800

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

WESTERN SAMISH INC.

By Hugh C. Flanary
President

Date

By Cristi R. Flanary
Secretary

Date

679

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2005

Amount Paid \$ 7117.4
By [Signature] Skagit Co. Treasurer
Deputy

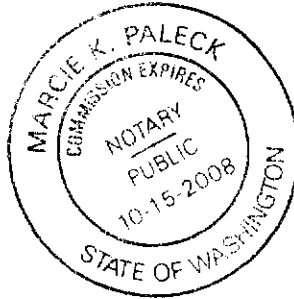
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Hugh C. Flanary and Cristi R. Flanary the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the President and Secretary of Western Samish Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 24, 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



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