

When Recorded Return to:
JEFFREY BEUSE
LAURA BEUSE
1120 Nelson Street
Sedro Woolley WA 98284



200502230049
Skagit County Auditor

2/23/2005 Page 1 of 2 11:32AM

Chicago Title Company - Island Division
Order No: BE9667 MJJ
IC33884J

STATUTORY WARRANTY DEED

THE GRANTOR NORTHWEST REALTY VENTURES, LLC, a Washington Limited Liability Company

for and in consideration of One Hundred Eighty-Nine Thousand and 00/100...(\$189,000.00)
DOLLARS in hand paid, conveys and warrants to JEFFREY BEUSE and LAURA BEUSE, husband
and wife

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

The West Half of Lot 17, PLAT OF STATE STREET ADDITION TO SEDRO, according to the plat
thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

EXCEPT the North 150 feet thereof;

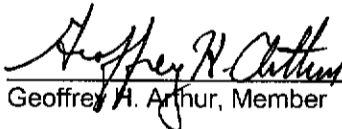
AND EXCEPT the South 33 feet.

Tax Account No. : 4173-000-017-0004 P77265

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a
part hereof.

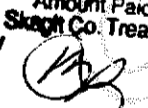
Dated: February 18, 2005

NORTHWEST REALTY VENTURES, LLC


Geoffrey H. Arthur, Member

300
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

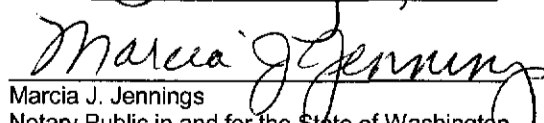
FEB 23 2005

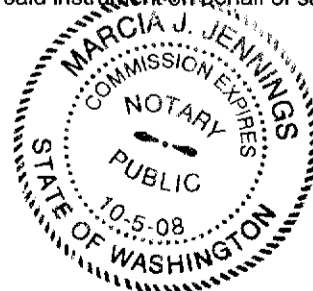
Amount Paid \$ 3304.30
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Geoffrey H. Arthur to me known to be the Member of
NORTHWEST REALTY VENTURES, LLC 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: February 18, 2005


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

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.



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Skagit County Auditor