

When Recorded Return to:
DOUGLAS A. HEDBERG
BARBARA A. HEDBERG
21291 Sunrise Place
Mount Vernon WA 98273



200503040090
Skagit County Auditor

3/4/2005 Page 1 of 3 11:30AM

Chicago Title Company - Island Division
Order No: IMV0789 MKP
IC34173

STATUTORY WARRANTY DEED

THE GRANTOR JOSEPH R. BEE, a single person and DIANE L. BEE, a single person

for and in consideration of Three Hundred Two Thousand Five Hundred and 00/100...(\$302,500.00) DOLLARS

in hand paid, conveys and warrants to

DOUGLAS A. HEDBERG and BARBARA A. HEDBERG, husband and wife

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

Abbreviated legal description: Ptn. Lot 15, SUNRISE RIDGE See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4503-000-015-0007 P83518

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: March 1, 2005

Joseph R. Bee 2 Mar 05
JOSEPH R. BEE Date

Diane L. Bee 3/2/05
DIANE L. BEE Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

10120
MAR 04 2005

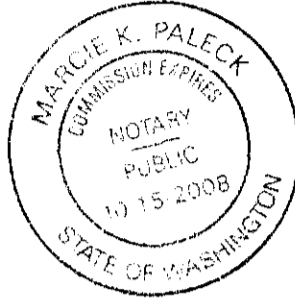
Amount Paid \$ 5384.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOSEPH R. BEE and DIANE L. BEE 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: March 2 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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EXHIBIT 'A'

Description:

Order No: IMV0789 MKP

Lot 15, SUNRISE RIDGE, according to the plat thereof, recorded in Volume 14 of Plats, pages 61 and 62, records of Skagit County, Washington;

EXCEPT that portion of said Lot 15, described as follows:

Beginning at the Southwest corner of said Lot 15;
Thence North $00^{\circ}33'57''$ East 22.45 feet along the West line of said Lot 15;
Thence South $25^{\circ}39'19''$ East 19.03 feet to the Southerly line of said Lot 15, said point also being a point on a curve;
Thence Southwesterly along the arc of said curve to the left having a radius of 45.00 feet and an initial tangent bearing of South $64^{\circ}20'41''$ West, through a central angle of $12^{\circ}43'57''$, an arc distance of 10.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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