

When Recorded Return to:
DONALD A. WAGNER
2524 Arbor Street
Mount Vernon WA 98273



200503150088
Skagit County Auditor

3/15/2005 Page 1 of 2 11:41AM

Chicago Title Company - Island Division

Order No: IMV0738 MKP
IC33911 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company

for and in consideration of One Hundred Sixty-Five Thousand Nine Hundred Fifty and 00/100...(\$165,950.00) DOLLARS

in hand paid, conveys and warrants to

DONALD A. WAGNER, an unmarried person

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

Lot 9, ROSEWOOD P.U.D., PHASE 1, according to the plat thereof, recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

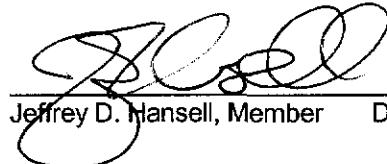
Situated in Skagit County, Washington.

Tax Account No. : 4745-000-009-0000 P116455

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.

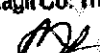
Dated: March 8, 2005

HANSELL MITZEL HOMES LLC

 3-15-05
Jeffrey D. Hansell, Member Date

1155
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005

Amount Paid \$ 2,953.91
By Skagit Co. Treasurer Deputy


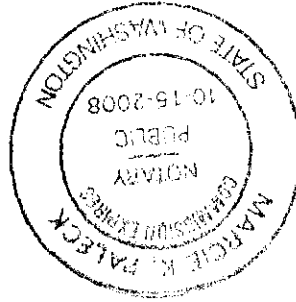
STATE OF WASHINGTON
COUNTY OF SKAGIT

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: March 15 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



200503150088
Skagit County Auditor