

When Recorded Return to:
BRIAN L. SHANNON
ANDREA J. SHANNON
1530 E. Skagit Street
Mount Vernon WA 98274



200503250083
Skagit County Auditor

3/25/2005 Page 1 of 2 11:40AM

Chicago Title Company - Island Division
Order No: IMV0746 MKP

1033076 ✓

STATUTORY WARRANTY DEED

THE GRANTOR RAVEN M. LeBARRON and MICHAEL J. STEVENS, wife and husband

for and in consideration of One Hundred Ninety-Six Thousand Nine Hundred and 00/100...(\$196,900.00) DOLLARS

in hand paid, conveys and warrants to

BRIAN L. SHANNON and ANDREA J. SHANNON, husband and wife

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

Lot 31, SKAGIT ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3756-000-031-0003 P54264

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 18, 2005


MICHAEL J. STEVENS 3/21/05
Date


RAVEN M. LEBARRON 3/21/05
Date

1363

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 25 2005

Amount Paid \$ 350482
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL J. STEVENS and RAVEN M. LEBARRON 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 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

