

When Recorded Return to:
JUSTIN M. MURPHY
AMY L. LUTTRELL
2073 Little Mountain Road
Mount Vernon WA 98273



200504250149
Skagit County Auditor

4/25/2005 Page 1 of 2 11:41AM

Chicago Title Company - Island Division

Order No: IMV0893 MKP

1034494 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JEFFREY W. DOWHANIUK and JULIE A. DOWHANIUK, husband and wife

for and in consideration of Two Hundred Thirty-Two Thousand and 00/100...(\$232,000.00)
DOLLARS

in hand paid, conveys and warrants to

JUSTIN M. MURPHY, an unmarried man and AMY L. LUTTRELL, an unmarried woman

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

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. PL-02-0037, as approved June 14, 2002, and recorded June 17, 2002, under Auditor's File No. 200206170056, records of Skagit County, Washington; being a portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Account No. : 340428-3-015-0001 P28044

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: April 18, 2005

Jeffrey W. Dowhaniuk 4-18-05 Julie A. Dowhaniuk 4-18-05
JEFFREY W. DOWHANIUK Date JULIE A. DOWHANIUK Date

1915
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2005

Amount Paid \$ 4129.60
Skagit Co. Treasurer
By lp Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JEFFREY W. DOWHANIUK and JULIE A. DOWHANIUK 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: April 18, 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

