

When Recorded Return to:
JERALD A. BICKFORD
8525 31st Ave. NW
Seattle WA 98117



200504270132
Skagit County Auditor

4/27/2005 Page 1 of 2 3:22PM

Chicago Title Company - Island Division
Order No: IMV0924 MKP

1034616 ✓

STATUTORY WARRANTY DEED

THE GRANTOR FRANKLIN RIPLEY and ARLENE RIPLEY, who also appears as Arlene A. Ripley,
husband and wife

for and in consideration of Three Hundred Forty Thousand and 00/100...(\$340,000.00)
DOLLARS

in hand paid, conveys and warrants to

JERALD A. BICKFORD, a single person

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

Lot 1, BIG LAKE RIDGE, according to the plat thereof recorded in Volume 16 of Plats, pages 8 and 9, records of Skagit County, Washington;

TOGETHER WITH the Northerly Half of Lot 2, BIG LAKE RIDGE, according to the plat thereof recorded in Volume 16 of Plats, pages 8 and 9, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4639-000-001-0000 P106951

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 26, 2005

Franklin Ripley 4-26-05
FRANKLIN RIPLEY Date

Arlene Ripley 4-26-05
ARLENE RIPLEY Date
1987
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2005

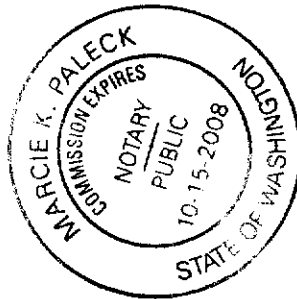
Amount Paid \$ 6052.00
By Skagit Co. Treasurer
Deputy
hp

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that FRANKLIN RIPLEY and ARLENE RIPLEY 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 26 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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4/27/2005 Page 2 of 2 3:22PM