

When Recorded Return to:  
RONALD D. HARSTAD JR.  
1411 Douglas Street  
Mount Vernon WA 98273



200504290142  
Skagit County Auditor

4/29/2005 Page 1 of 3 12:43PM

**Chicago Title Company - Island Division**  
Order No: IMV0903 CMM

IC34645

**BARGAIN AND SALE DEED**

THE GRANTOR, KERRY TIM RICHARDS, Personal Representative of the Estate of DAISY F. NOEL,  
deceased

for and in consideration of One Hundred Seventy-Three Thousand and  
00/100.....(\$173,000.00) DOLLARS

in hand paid, conveys and warrants to RONALD D. HARSTAD JR. and JERAMY R. HARSTAD,  
husband and wife

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

PTN NW ¼ OF NE 1/4 , S30, TS34 N, R4 E, W.M. FULL LEGAL DESCRIPTION ATTACHED  
HERETO.

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.

The Grantor, for themselves and for their successors in interest do by these presents expressly  
limit the covenants of the deed to those herein expressed and exclude all covenants arising or  
to arise by statutory or other implication, and do hereby covenant that against all persons  
whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise,  
they will forever warrant and defend the said described real estate.

Tax Account No. : 340430-0-260-0005 P29114

2071  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: 4-27-05

APR 29 2005

Amount Paid \$ 3079.40  
Skagit Co. Treasurer

THE ESTATE OF DAISY F. NOEL, Deceased

By *LT* Deputy

BY: *Kerry Tim Richards*  
KERRY TIM RICHARDS, Personal Representative

Date 4.27.05

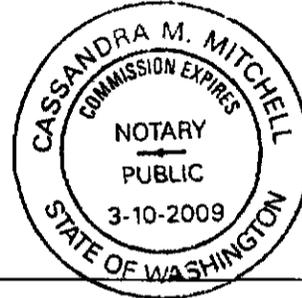
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KERRY TIM RICHARDS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as Personal Representative of The Estate of Daisy F. Noel, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-27-05



Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 3-10-2009



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EXHIBIT 'A'

**Description:**

**Order No:** IMV0903 CMM

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West side of Douglas Street, as established in the City of Mount Vernon, 120 feet South of its intersection with Hazel Street as established in the City of Mount Vernon;  
Thence West 108 feet;  
Thence South 60 feet;  
Thence East 108 feet;  
Thence North to the point of beginning.

(Also known as Lots 15 and 16 in vacated Block 23 of Plat of the Southern Addition to Mount Vernon, TOGETHER WITH the East Half of vacated alley adjacent thereto which attaches by operation of law).

Situated in Skagit County, Washington.



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