

When Recorded Return to:
MICHAEL D. LEITCH
1201 S. 7th Street
Mount Vernon, WA 98273



200505060169

Skagit County Auditor

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Chicago Title Company - Island Division

Order No: BE9867 MJJ

LC 34750V

STATUTORY WARRANTY DEED

THE GRANTOR LOIS J. BROADWAY, also shown of record as Lois Button, a single woman

for and in consideration of One Hundred Seventy Thousand and 00/100...(\$170,000.00)
DOLLARS in hand paid, conveys and warrants to MICHAEL D. LEITCH, a married man as his
separate estate

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

Lots 1 and 2, Block 1, ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON,
according to the plat thereof recorded in Volume 3 of Plats, page 12, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3768-001-002-0002 P54840

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a
part hereof.

Dated: May 5, 2005


LOIS J. BROADWAY

2238
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

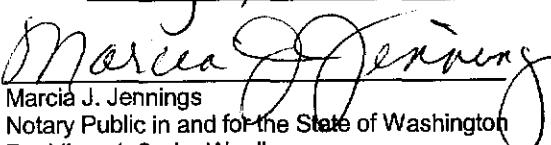
MAY 06 2005

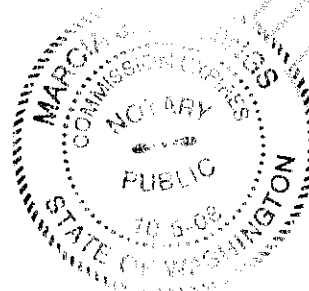
Amount Paid \$ 3026.00
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LOIS J. BROADWAY the person(s) who appeared before me,
and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary
act for the uses and purposes therein mentioned in this instrument.

Dated: May 6, 2005


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

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.



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