

When Recorded Return to:
BENJAMIN D. TOMS
JILLIAN M. WARKENTIN
1000 Sterling Street #B
Sedro Woolley WA 98284



200505090135
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0951 MKP
IC34714 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CLAN 2002 LLC, a Washington limited liability company

for and in consideration of Fifty-Two Thousand Five Hundred and 00/100...(\$52,500.00)
DOLLARS

in hand paid, conveys and warrants to

BENJAMIN D. TOMS and JILLIAN M. WARKENTIN, each as unmarried individuals

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

Abbreviated legal description: Tract 4, SAMISH HEIGHTS DIV. 4. See legal description
attached hereto and by reference made a part hereof.

Tax Account No. : 360436-2-008-0307 P50788

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: May 4, 2005

CLAN 2002 LLC


LAWRENCE PETERSON, Member


CAROL PETERSON, Member

Date 5-9-05

Date 5/9/05

2255
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 09 2005

Amount Paid \$ 934.50
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ^{UMRP} LAWRENCE PETERSON to me known to be the Member and CAROL PETERSON Member of CLAN 2002 LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they is/are authorized to execute the said instrument on behalf of said entity.

Dated: May 9 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



UNRECORDED
ELECTRONICALLY FILED
DOCUMENT



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EXHIBIT 'A'

Description:

Order No: IMV0951 MKP

PARCEL A:

Tract 4 of that certain 5 acre Parcel Subdivision No. 503-80, entitled SAMISH HEIGHTS DIVISION NO. 4, approved June 10, 1980, and recorded June 11, 1980, under Auditor's File No. 8006110024, records of Skagit County, Washington, in Volume 4 of Short Plats, page 111, records of Skagit County, Washington, being a portion of Section 36, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

TOGETHER WITH those certain easements for ingress, egress and utilities as contained in Declaration of Easements, recorded under Auditor's File No. 7903150055, 7903160074, 7910290077, and 7910290078, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across two strips of land, each 30 feet in width, as delineated on the face of said 5 acre Parcel Subdivision No. 503-80, each being designated as for the benefit of the above described main tract and other property, and over and across a strip of land 60 feet in width, designated as Tract 10 on the face of said 5 Acre Parcel Subdivision No. 503-80.

Situated in Skagit County, Washington



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