

When Recorded Return to:  
ROBERT J. SCHMITT  
CHERYL L. SCHMITT  
1807 East Fox Hill  
Mount Vernon WA 98273



200505120077

Skagit County Auditor

5/12/2005 Page

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3 11:57AM

Chicago Title Company - Island Division  
Order No: IMV0939 MKP

1C 34903 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR MICHAELINE R. LUTZ, Trustee

for and in consideration of Seventy-Five Thousand and 00/100...(\$75,000.00) DOLLARS

in hand paid, conveys and warrants to

ROBERT J. SCHMITT and CHERYL L. SCHMITT, husband and wife

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

Abbreviated legal description: ~~Lot 2, REPEAT OF~~ <sup>portion</sup> lot 2, Blk 2, RENSINK-WHIPPLE SALMON BEACH TRACTS. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340219-0-015-0000 P20499 3983-002-006-0005 P68471

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 11, 2005

*Michaeline R. Lutz* 5/11/05  
MICHAELINE R. LUTZ Date

# 2333  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 12 2005

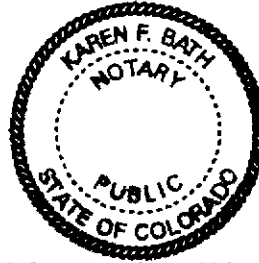
Amount Paid \$ 1335.00  
By Skagit Co. Treasurer Deputy

STATE OF COLORADO  
COUNTY OF ADAMS

I certify that I know or have satisfactory evidence that MICHAELINE R. LUTZ is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as Trustee of an Undisclosed Trust known to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05-11-05

Karen F. Bath  
Notary Public in and for the State of Colorado  
Residing at 11210 Huron St  
My appointment expires: 05-19-07



My Commission Expires 5/19/2007



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** IMV0939 MKP

A portion of Lot 6, Block 2, PLAT OF RENSINK-WHIPPLE SALMON BEACH TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington;

TOGETHER WITH a portion of Government Lot 6, Section 19, Township 34 North, Range 2 East of the Willamette Meridian, lying North of Lot 6 of the above mentioned plat of Rensink-Whipple Salmon Beach Tracts, and bounded on the North by the county road, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, of Rensink-Whipple Salmon Beach Tracts;  
Thence South 27°40' East along the East line of said Lot 90.43 feet;  
Thence South 57°34'35" West 75.11 feet to the West line of said Lot 6;  
Thence North 27°40' West along the West line of Lot 6, 96.66 feet to the Northwest corner thereof;  
Thence continue North 27°40' West in Government Lot 6, a distance of 39.95 feet to the Southerly boundary of the County Road;  
Thence North 66°59' East along the Southerly line of said road 75.10 feet;  
Thence South 27°40' East 33.86 feet to the Northeast corner of Lot 6 of Rensink-Whipple Salmon Beach Tracts, and the point of beginning.

Situated in Skagit County, Washington

*Michaelene R Lutz 5/11/05*



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Skagit County Auditor