

When Recorded Return to:  
CHERI L. HART  
319 Talcott Street  
Sedro Woolley WA 98284



200505190073  
Skagit County Auditor

5/19/2005 Page 1 of 2 11:49AM

Chicago Title Company - Island Division  
Order No: BE9903 MJJ  
IC 34856

**STATUTORY WARRANTY DEED**

THE GRANTOR EDWARD J. O'CONNELL and JULIE M. SARGENT, husband and wife

for and in consideration of Two Hundred Five Thousand and 00/100...(\$205,000.00)  
DOLLARS in hand paid, conveys and warrants to CHERI L. HART, a single woman

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

Lot 5, Block 58, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat  
thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4150-058-005-0003 P75941

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 17, 2005

*Edward J. O'Connell* <sup>2481</sup>  
EDWARD J. O'CONNELL REAL ESTATE EXCISE JULIE M. SARGENT

MAY 19 2005

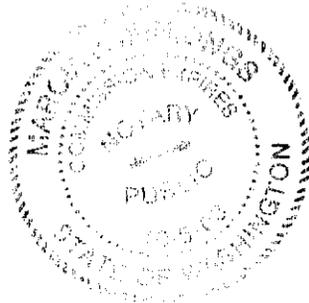
STATE OF WASHINGTON  
COUNTY OF Skagit

Amount Paid \$ 3649. -  
Skagit Co. Treasurer  
By *hp* Deputy

I certify that I know or have satisfactory evidence that EDWARD J. O'CONNELL and JULIE M. SARGENT 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: *May 18, 2005*

*Marcia J. Jennings*  
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.



200505190073  
Skagit County Auditor