

When Recorded Return to:
CHRISTOPHER N. SHEPHERD
32208 South Skagit Highway
Sedro Wooley WA 98284



200505240113
Skagit County Auditor

5/24/2005 Page 1 of 3 11:41AM

Chicago Title Company - Island Division
Order No: IMV0977 MKP
IC34868 ✓

STATUTORY WARRANTY DEED

THE GRANTOR RANDALL R. LOWE, an unmarried man, as his separate estate

for and in consideration of Eighty-Seven Thousand and 00/100...(\$87,000.00) DOLLARS

in hand paid, conveys and warrants to

CHRISTOPHER N. SHEPHERD, a single person

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

Abbreviated legal description: Ptn. North 75 feet of NW NW Sec. 28, T35N, R6E W.M. and
Ptn. SW SW Sec. 21, T35N, R6E W.M. See legal description attached hereto and by
reference made a part hereof.

Tax Account No. : 350628-0-002-0009 P41936
350621-3-003-0009 P41808

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 18, 2005

Randall R. Lowe 5.19.05
RANDALL R. LOWE Date

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 24 2005

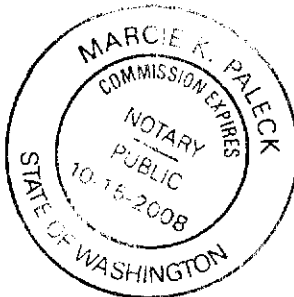
Amount Paid \$ 1548.60
By: Skagit County Treasurer
Deputy
LP

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RANDALL R. LOWE the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 19 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



200505240113

Skagit County Auditor

PARCEL A:

The North 75 feet of that portion of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 6 East of the Willamette Meridian, lying South of the county road as it existed on February 28, 1966, and East of Day Creek;

TOGETHER WITH that portion of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 6 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Northeast corner of the said Northwest Quarter of the Northwest Quarter;

Thence North 90°00'00" West along the North line of said Section 28, a distance of 149.41 feet;

Thence South 67°37'42" West a distance of 197.05 feet to a point lying 75.00 feet South of said North line of Section 28, as measured perpendicular to said north line being the true point of beginning;

Thence South 90°00'00" West, parallel with said North line of Section 28, a distance of 36.21 feet, more or less, to the Easterly margin of Day Creek;

Thence Southeasterly along the Easterly margin of Day Creek a distance of 14 feet, more or less, to a point lying South 67°37'42" West from the point of beginning;

Thence North 67°37'42" East a distance of 32.35 feet, more or less, to the true point of beginning;

EXCEPTING THEREFROM that portion conveyed to Charles Lederle, et al by deed recorded February 11, 2005, under Auditor's File No. 200502110025, records of Skagit County, Washington, described as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 6 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the said Northwest Quarter of the Northwest Quarter;

Thence North 90°00'00" West along the North line of said Section 28, a distance of 149.41 feet;

Thence South 67°37'42" West a distance of 197.05 feet to a point lying 75.00 feet South of said North line of Section 28, as measured perpendicular to said North line;

Thence South 90°00'00" East parallel with said North line of said Section 28, a distance of 332.94 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter;

Thence North 00°59'44" West along said East line of the Northwest Quarter of the Northwest Quarter, a distance of 75.01 feet to the point of beginning;

AND FURTHER EXCEPTING that portion of said premises as conveyed to Skagit County on February 25, 1955, under Auditor's File No. 513676, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 6 East of the Willamette Meridian, lying Southerly of the South Skagit Highway.

Situated in Skagit County, Washington.

