



200505270280

Skagit County Auditor

5/27/2005 Page 1 of 2 3:52PM

When Recorded Return to:
LAWRENCE W. MANN
AMBER R. MANN
23984 Old Day Creek Road
Sedro Woolley WA 98284

Chicago Title Company - Island Division
Order No: IMV0984 MKP

1034933 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMIE E. LANNING, Personal Representative of the ESTATE OF EARL DALE LANNING, deceased

for and in consideration of One Hundred One Thousand Nine Hundred Fifty and 00/100...(\$101,950.00) DOLLARS

in hand paid, conveys and warrants to

LAWRENCE W. MANN and AMBER R. MANN, husband and wife

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

Lot 4, Block 7, NORTH PARK ADDITION TO CLEAR LAKE, according to the plat thereof, recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington;

EXCEPT the South 37.24 feet.

Situated in Skagit County, Washington.

Tax Account No. : 4142-007-004-0000 PI12024

Subject to: Restrictions, reservations and easements of record. See attached for additional restrictions, reservations and easements.

Dated: May 25, 2005
ESTATE OF EARL DALE LANNING

Jamie Lanning
JAMIE E. LANNING, Personal Representative

Date 5-26-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2687
MAY 27 2005

Amount Paid \$ 1814.71
By *[Signature]* Skagit Co. Treasurer
Deputy

STATE OF OREGON
COUNTY OF *Malheur*

I certify that I know or have satisfactory evidence that JAMIE E. LANNING is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as The Personal Representative of THE ESTATE OF EARL DALE LANNING to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *May 26, 2005*
Jane L. Reeves
Notary Public in and for the State of Oregon
Residing at *Ontario, Oregon*
My appointment expires: *8-8-07*



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0984 MKP

Reserving unto the Grantor herein a Non-exclusive easement for water line over and across the East 8 feet of the subject property. Said water line easement to benefit adjoining property.

Grantee shall have the right at all times to enter the easement premises above described for the purpose of inspecting, maintaining, improving, repairing, constructing, reconstructing, locating and relocating the water lines provided that the grantee shall not use power equipment and shall do any required digging by hand.

The cost of any inspection, maintenance, improvement, repair construction, reconstruction, location or relocation of the water lines, improvements thereto, or relocation thereof shall be borne by the grantee.

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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