

When Recorded Return to:  
JOSEPH VELLEGAS  
KATIE VELLEGAS  
17052 Blackberry Court  
Mount Vernon WA 98274



200505310159  
Skagit County Auditor

5/31/2005 Page 1 of 3 11:40AM

**Chicago Title Company - Island Division**

Order No: IMV0652 MKP

1233661 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR HANSELL MITZEL L.L.C., a Washington Limited Liability Company DBA HANSELL MITZEL HOMES

for and in consideration of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty and 00/100...(\$239,950.00) DOLLARS

in hand paid, conveys and warrants to

JOSEPH VELLEGAS and KATIE VELLEGAS, husband and wife

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

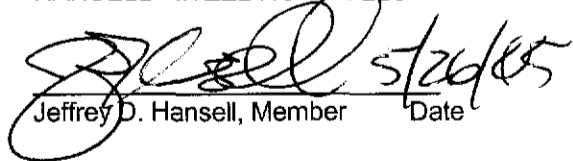
Abbreviated legal description: Lot 2 NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4722-000-002-0000 P113842

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 25, 2005

HANSELL MITZEL HOMES LLC

  
Jeffrey D. Hansell, Member Date

# 2709  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2005

Amount Paid \$ 4271.00  
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL, L.L.C. 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 he is authorized to execute the said instrument on behalf of said entity.

Dated: 5-20-05

*Justyne P. Larsen*

~~Marcie K. Peleck~~ JUSTYNE P. LARSEN  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

NOTARY PUBLIC  
STATE OF WASHINGTON  
JUSTYNE P. LARSEN  
My Appointment Expires Nov 20, 2005



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EXHIBIT 'A'

**Description:**

**Order No:** IMV0652 MKP

**PARCEL A:**

Lot 2, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, according to the plat thereof, recorded in Volume 17 of Plats, page 26 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities, over, under and across a portion of Lot 3 of the Plat of Nookachamp Hills Planned Unit Development, Phase 1, according to the plat thereof recorded in Volume 17 of Plats, pages 26 through 31, records of Skagit County, Washington; being within a portion of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3;  
Thence South 02°04'11" East, along the East line of said Lot 3 a distance of 10.00 feet;  
Thence South 88°53'45" West, parallel with the North line of said Lot 3, a distance of 18.19 feet;  
Thence along a curve to the left having a radius of 10.00 feet through a central angle of 90°00'00" an arc distance of 15.71 feet;  
Thence South 01°06'15" East 5.00 feet;  
Thence South 88°53'45" West 20.00 feet;  
Thence North 01°06'15" West 25.00 feet to the North line of said Lot 3;  
Thence North 88°53'45" East, along said North line, 48.02 feet to the point of beginning.

Situated in Skagit County, Washington.



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Skagit County Auditor