

When Recorded Return to:
DUNCAN HOKE
P.O. Box 6561
Bellevue WA 98007



200506030148
Skagit County Auditor

6/3/2005 Page 1 of 2 3:17PM

Chicago Title Company - Island Division
Order No: IMV0770 MKP

IC33977 ✓

STATUTORY WARRANTY DEED

2846
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 03 2005
750715

Amount Paid \$
Skagit Co. Treasurer
By Deputy

THE GRANTOR JOHN LUND and BRENDA L. LUND, husband and wife

for and in consideration of Four Hundred Twenty-One Thousand Seven Hundred Fifty and 00/100...(\$421,750.00) DOLLARS

in hand paid, conveys and warrants to

DUNCAN HOKE, a single person

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

Abbreviated legal description: Ptn. SW SW Sec. 20, T34N, R4E, W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 340420-0-117-0002 P26812

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: June 2, 2005

JOHN LUND 6/3/05
Date

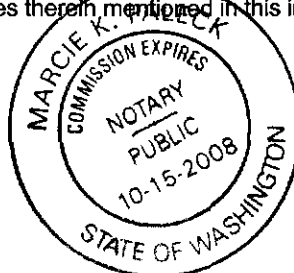
BRENDA L. LUND 6/3/05
Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN LUND and BRENDA L. LUND 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: June 3 2005

Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008
LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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That portion of the following described tract lying Southerly and Westerly of Primary State Highway No. 1 as condemned under the decree entered June 22, 1954, in Skagit County Superior Court Cause No. 22445, records of Skagit County, Washington:

That portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 100 feet South of the Northeast corner of PICKENS ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;
thence South along the East line of said addition and said line extended a distance of 329 feet;
thence East a distance of 393 feet, more or less, to the West line of Blodgett Road;
thence Northerly along the West line of the Blodgett Road to a point East of the point of beginning;
thence West a distance of 368 feet, more or less, to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington by deed dated February 8, 1973 and recorded on February 14, 1973, under Auditor's File No. 781926, records of Skagit County, Washington;

AND EXCEPT the following described tract:

Beginning at the Northeast corner of Lot 11, PICKEN'S ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;
thence South along the East line of said Picken's Addition a distance of 150.00 feet to the Southeast corner of Lot 9;
thence East along the Easterly projection of the South line of said Lot 9 a distance of 6.00 feet;
thence North along a line which is parallel with and 6.00 feet East of the East line of said Picken's Addition a distance of 150.00 feet;
thence West along the Easterly projection of the North line of Lot 11 of said Picken's Addition a distance of 6.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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