

When Recorded Return to:
LOUIS KOVACS
KAREN KOVACS
206 Hawthorne Road
Bellingham WA 98225



200506070146
Skagit County Auditor

6/7/2005 Page 1 of 3 3:34PM

Chicago Title Company - Island Division
Order No: IMV1060 MKP
IC35183✓

STATUTORY WARRANTY DEED

THE GRANTOR RUSSELL SHERIFF #933, VETERANS OF FOREIGN WARS OF THE UNITED STATES, a Washington corporation

for and in consideration of Three Hundred Ten Thousand and 00/100...(\$310,000.00)
DOLLARS

in hand paid, conveys and warrants to

LOUIS KOVACS and KAREN KOVACS, husband and wife

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

Abbreviated legal description: Ptn SE SE Sec. 6, T35N, R4E and ptn. Lot 1, A.A. & S.L. MOODY TRACT. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 350406-0-026-0009 P35869
3957-000-001-0204 P67517
3957-000-001-0402 P67519

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 07 2005

Dated: June 6, 2005

VETERANS OF FOREIGN WARS #933

Bruce Caulkett 06-07-05
By BRUCE CAULKETT Date
Quarter Master

Robert Stratton ✓
By ROBERT STRATTON Date
Trustee

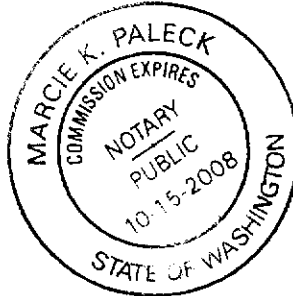
Amount Paid \$ 5518.00
By Jeff Schweer 6-7-05
By JEFF SCHWEER Date
Post Commander

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BRUCE CAULKETT, JEFF SCHWEER and ROBERT STRATTON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Quarter Master and Post Comander and Trustee of VETRANS OF FOREIGN WARS #933 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 7 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



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EXHIBIT 'A'

Description:

Order No: IMV1060 MKP

PARCEL A:

The South 60 feet of the West 120 feet of that portion of the Southeast Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 4 East of the Willamette Meridian, lying East of the Pacific Highway.

Situated in Skagit County, Washington.

PARCEL B:

The North Half of the following described tract:

That portion of Lot 1, A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99).

Situated in Skagit County, Washington.

PARCEL C:

That certain 20 foot strip of land referred to as "private road" in the dedication and shown on the face of A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying Northerly of Lot 1 in said plat;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99);

AND EXCEPT from the above described Parcels B and C, that portion thereof lying Easterly of a line drawn Southerly parallel with the Easterly line of the State Highway from a point on the North line of said tract which is 200 feet East of its intersection with said Easterly line of the State Highway.

Situated in Skagit County, Washington.

PARCEL D:

The South Half of the following described tract:

That portion of Lot 1, A.A. & S.L. MOODY TRACT, according to the plat thereof recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington, lying North of a line 200 feet South of and parallel with the North line of Section 7, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion, if any, lying within the State Highway right-of-way, (Old Highway 99).

AND EXCEPT from the above described tract, that portion thereof lying Easterly of a line drawn Southerly parallel with the Easterly line of the State Highway from a point on the North line of said tract which is 200 feet East of its intersection with said Easterly line of the State Highway.

Situated in Skagit County, Washington.



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Skagit County Auditor