

When Recorded Return to:
TANYA N. SNIDER
ANTHONY K. SANGER
1101 Woodstock Way, Apt. 303-A
Bellingham WA 98226



200506300160
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1102 MKP
IC35340

STATUTORY WARRANTY DEED

THE GRANTOR KELLY D. HARTZ and TERESA E. HARTZ, husband and wife

for and in consideration of Two Hundred Thirty-Nine Thousand Nine Hundred Ninety-Five and 00/100...(\$239,995.00) DOLLARS

in hand paid, conveys and warrants to

TANYA N. SNIDER, a single person and ANTHONY K. SANGER, a single person as joint tenants with the right of survivorship, and not as community property or as tenants in common

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

Abbreviated legal description: Ptn. NE NW Sec. 25, T36N. R4E, W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 360425-1-005-0100 P104586 360425-1-004-0100 P104496

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.

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and approved

3395
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

TANYA N. SNIDER

JUN 30 2005

ANTHONY K. SANGER

Dated: June 24, 2005

Amount Paid 4271.91
Skagit County Treasurer
By: Deputy

KELLY D. HARTZ 6/27/05 Date

TERESA E. HARTZ 6-27-05 Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KELLY D. HARTZ and TERESA E. HARTZ 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 27, 2005

Mary Anne Meyer
Marie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon Sedro-Woolley
My appointment expires: October 15, 2008
3-5-09

MARY ANNE MEYER



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TANYA N. SNIDER and ANTHONY K. SANGER 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 27, 2005

Mary Anne Meyer
Marie K. Paleck
Notary Public in and for the State of Washington
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MARY ANNE MEYER



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EXHIBIT 'A'

Description:

Order No: IMV1102 MKP

The East 900 feet of the North 175 feet of all of the following described property:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian and that portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 4 East of the Willamette Meridian, lying within the following described premises:

Beginning at the Northwest corner of said Northwest Quarter of the Northeast Quarter;
thence East 693 feet;
thence at right angles South to the South line of said Northwest Quarter of the Northeast Quarter;
thence West along said South line 693 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter;
thence North along the West line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT, however, from said East 900 feet, that portion thereof lying within that certain 40 foot strip conveyed to Skagit County for road purposes by deeds dated November 30, 1931, recorded April 14, 1932, under Auditor's File Nos. 250009 and 250010, records of Skagit County, Washington;

AND EXCEPT from the North 175 feet the county road along the North line thereof;

Situated in Skagit County, Washington.



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