

When Recorded Return to:
JEFFREY W. DOWHANIUK
JULIE A. DOWHANIUK
17108 Blackberry Court
Mount Vernon WA 98274



200507150257
Skagit County Auditor

7/15/2005 Page 1 of 2 4:03PM

Chicago Title Company - Island Division

Order No: IMV1135 MKP

1035545✓

STATUTORY WARRANTY DEED

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

for and in consideration of ^{Seventeen} ^{Three} ^{Twenty-four} Three Hundred ~~Ten~~ Thousand ~~Six~~ Hundred ~~Fifty-Three~~ and ~~96~~/100...(\$~~310,653.96~~) DOLLARS
75 \$317,324.75

in hand paid, conveys and warrants to

JEFFREY W. DOWHANIUK and JULIE A. DOWHANIUK, husband and wife

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

Lot 4, 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.

Tax Account No. : 4722-000-004-0000 P113844

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

3779

Dated: July 13, 2005

JUL 15 2005

HANSELL MITZEL HOMES LLC

Amount Paid \$ 5653.37
Skagit Co. Treasurer

By *LP* Deputy

Dan R Mitzel by Rose Tjeerdsma his attorney in fact 7/13/05
DAN R MITZEL, Member, by ROSE TJEERDSMA his attorney-in-fact Date

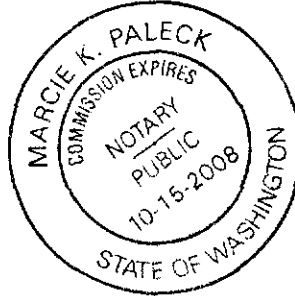
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ROSE TJEERDSMA , who executed the within instrument as Attorney in Fact for DAN R. MITZEL and acknowledged to me that she signed and sealed the same as free and voluntary act and deed as attorney in fact for DAN R. MITZEL for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said DAN R. MITZEL is now living, and is not incompetent.

Dated: July 13 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



200507150257

Skagit County Auditor