

When Recorded Return to:
TOM J. FOLEY
P.O. Box 2197
Port Angeles WA 98362



200507220065
Skagit County Auditor

7/22/2005 Page 1 of 3 11:32AM

Chicago Title Company - Island Division
Order No: IMV1127 MKP

ic 35494 ✓

STATUTORY WARRANTY DEED

THE GRANTOR DAVID A. WELTS, a single man, as his separate estate

for and in consideration of Four Hundred Seventy-Five Thousand and 00/100...(\$475,000.00)
DOLLARS

in hand paid, conveys and warrants to

TOM J. FOLEY, a married man, dealing as his sole and separate property

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

Abbreviated legal description: Ptn. SW Sec. 27, T35N, R4E W.M. See legal description
attached hereto and by reference made a part hereof.

Tax Account No. : 350427-0-038-0018 P37757

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: July 12, 2005

David A. Welts 7-15-05
DAVID A. WELTS Date

3901
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2005

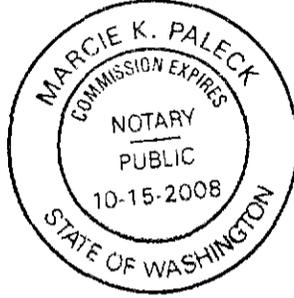
Amount Paid \$ 8,400.00
By *DR* Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DAVID A. WELTS the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: July 15 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



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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PARCEL A:

A tract of land in the West Half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, 389.44 feet East of the Southwest corner thereof;

Thence North 14°22'30" West, 272.92 feet, more or less, to the Southeast right of way line of the former Puget Sound and Baker River Railway Co. railroad;

Thence Southwest along the Southeast line of said railroad company right of way to the South line of the above said subdivision;

Thence South 89°47'30" East along said subdivision line to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, lying North and West of the State Highway which extends over and across said Southwest Quarter of the Southwest Quarter and adjoins the North line of the Great Northern Railway right of way;

EXCEPT the County road;

AND EXCEPT the following described tract:

Beginning at a point on the North line of said subdivision, 489.14 feet East to the Northwest corner thereof, said point being the point of intersection of said subdivision line with the North right of way line of the County road through said subdivision;

Thence South 60°23'30" West along the North line of the County right of way 100 feet;

Thence North 14°22'30" West, 51.38 feet to the North line of said subdivision;

Thence South 89°49'30" East along the North line of said subdivision, 99.7 feet to the point of beginning;

AND ALSO EXCEPT that portion conveyed to Dujardin Development Company by deed recorded September 5, 1991, under Auditor's File No. 9109050063, records of Skagit County, Washington and re-recorded March 12, 1992, under Auditor's File No. 9203120084, records of Skagit County, Washington.

Situated in Skagit County, Washington



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