

When Recorded Return to:
JORGE AYALA
GLORIA H. CERNA
18137 State Route 9
Mount Vernon WA 98274



200507280175

Skagit County Auditor

7/28/2005 Page

1 of

2 11:34AM

Chicago Title Company - Island Division

Order No: IMV1178 MKP

1C35722 ✓

STATUTORY WARRANTY DEED

THE GRANTOR STEVEN J. HUGHES and DEBRA L. KIRCHGESLER, each as their separate estate

for and in consideration of Three Hundred Thousand and 00/100...(\$300,000.00) DOLLARS

in hand paid, conveys and warrants to

JORGE AYALA and GLORIA H. CERNA, husband and wife

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

Abbreviated legal description: Tract C, SURVEY OF MONTEBORN HEIGHTS(Revised) Vol 14, pg 165. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4135-027-018-0201 P103871

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 26, 2005

Steve Hughes 7-27-05
STEVEN J. HUGHES Date

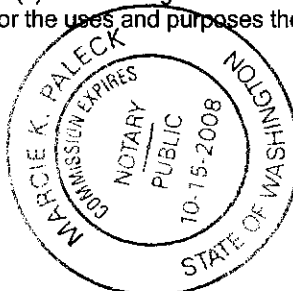
Debra Kirchgesler 7-27-05
DEBRA L. KIRCHGESLER Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that STEVEN J. HUGHES and DEBRA L. KIRCHGESLER 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: July 27 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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4008
JUL 28 2005

Amount Paid \$ 5345.00
By [Signature] Skagit Co. Treasurer Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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Tract C of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in Skagit County, Washington.



200507280175

Skagit County Auditor