

When Recorded Return to:
JAMES E. PHIPPS
45910 Baker Drive
Concrete WA 98237



200508090101
Skagit County Auditor

8/9/2005 Page 1 of 2 3:35PM

Chicago Title Company - Island Division
Order No: IMV1182 CMM
1C35734✓

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL W. DONNELLY and LINDA R. MARTINY, husband and wife

for and in consideration of One Hundred Twelve Thousand and 00/100...(\$112,000.00)
DOLLARS

in hand paid, conveys and warrants to

JAMES E. PHIPPS, an unmarried man

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

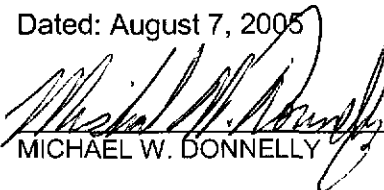
Lot 128, CEDARGROVE ON THE SKAGIT, according to the plat thereof, recorded in
Volume 9 of Plats, pages 48 through 51, records of Skagit County, Washington.

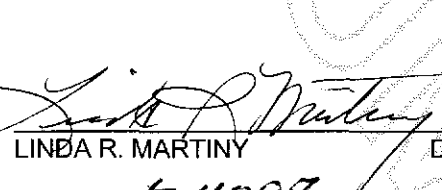
Situated in Skagit County, Washington.

Tax Account No. : 3877-000-128-0001 P64197

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: August 7, 2005

 8-8-05 Date
MICHAEL W. DONNELLY

 8-8-05 Date
LINDA R. MARTINY

4297
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2005

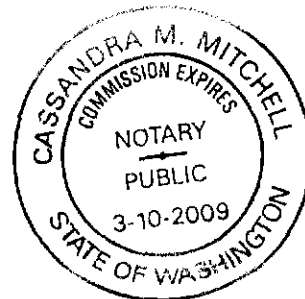
Amount Paid \$ 1998.00
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL W. DONNELLY and LINDA R. MARTINY are 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: 8-8-05

Cassandra M. Mitchell
Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



200508090101
Skagit County Auditor