

When Recorded Return to:
DAVID MAROTE
CORRINA L. MAROTE
11236 Sterling Rd.
Sedro Woolley WA 98284



200508250073
Skagit County Auditor

8/25/2005 Page 1 of 2 11:55AM

Chicago Title Company - Island Division
Order No: IMV1230 CMM

1035977 ✓

STATUTORY WARRANTY DEED

THE GRANTOR EDWARD M. LECOUIX and VALERIE L. LECOUIX, husband and wife

for and in consideration of Three Hundred Forty-Nine Thousand Nine Hundred and 00/100...(\$349,900.00) DOLLARS

in hand paid, conveys and warrants to

DAVID MAROTE and CORRINA L. MAROTE, husband and wife

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

Ptn. SW NE, Sec. 34, T35N, R4EWM. Full legal description attached in Exhibit "A".

Tax Account No. : 350434-1-007-0006; 350434-1-009-0004 & 350434-1-011-0000 P38354 & P38356 & P38358

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 22, 2005

EDWARD M. LECOUIX

Date

VALERIE L. LECOUIX

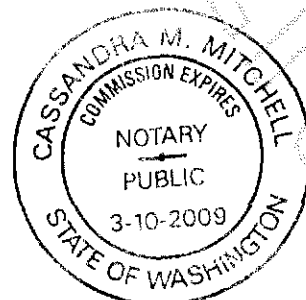
Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that EDWARD M. LECOUIX and VALERIE L. LECOUIX 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: 8-24-05

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



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1230 CMM

That portion of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter and the South 13 rods of the North Half of the Southwest Quarter of the Northeast Quarter, all in Section 34, Township 35 North, Range 4 East of the Willamette Meridian, lying East of the following described line:

Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 34, which is 104.44 feet East of the Southwest corner thereof;

Thence North parallel with the West line of said subdivision to the North line of the South 13 rods of the North Half of the Southwest Quarter of the Northeast Quarter of said Section 34 and the terminus of this line description;

EXCEPT the South 2 rods thereof;

AND EXCEPT County road right-of-way;

AND ALSO EXCEPT that portion thereof containing about one-quarter of an acre lying East of a line described as follows:

Beginning at a point on the East line of the Southwest Quarter of the Northeast Quarter, Section 34, Township 35 North, Range 4 East of the Willamette Meridian, 2,200 feet South of the East 1/16th corner between Sections 27 and 34, Township 35 North, Range 4 East of the Willamette Meridian;

Thence Southwesterly about 435 feet to a point which is 33 feet North of the South line to the Southwest Quarter of the Northeast Quarter of said Section 34 and 1,155 feet East of the Southwest corner of said Southwest Quarter of the Northeast Quarter.

Situated in Skagit County, Washington

4605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

County
AUG 25 2005

Amount Paid \$ 2263.82
By Skagit Co. Treasurer
Deputy

4606
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

City
AUG 25 2005

Amount Paid \$ 3974.40
By Skagit Co. Treasurer
Deputy



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