

When Recorded Return to:
JOHN R. IHLAN
MICHELLE M. IHLAN
323 NE 59th Street
Seattle WA 98105



200508290270

Skagit County Auditor

8/29/2005 Page 1 of 3 3:37PM

Chicago Title Company - Island Division

Order No: IMV1276 MKP

1036214 ✓

STATUTORY WARRANTY DEED

THE GRANTOR BARBARA TURNER, Personal Representative of the Estate of George W. Holl and Idise Irene Holland, Deceased, Probate Number 05-4-00215-8

for and in consideration of Seventy-Nine Thousand Nine Hundred and 00/100...(\$79,900.00)
DOLLARS

in hand paid, conveys and warrants to

JOHN R. IHLAN and MICHELLE M. IHLAN, husband and wife

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

Abbreviated legal description: Ptn. Blk 8, RIVER VIEW ADD. and ptn Lt.3 Sec. 12, T34N, R3E W.M. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4046-008-008-0011 P70461

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 24, 2005

41085
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ESTATE OF GEORGE W. HOLLAND AND IDISE IRENE HOLLAND

AUG 29 2005

Barbara Turner
Barbara Turner, Personal Representative

8-25-05
Date

Amount Paid \$ 142722
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF OKLAHOMA
COUNTY OF

I certify that I know or have satisfactory evidence that BARBARA TURNER is/are the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was/were authorized to execute the instrument and acknowledge it as PERSONAL REPRESENTATIVE of to The Estate of GEORGE W. HOLLAND and IDISE IRENE HOLLAND, be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-22-05

Cherie Lynne

Notary Public in and for the State of Oklahoma
Residing at Bartlesville OK
My appointment expires: 1-2-07



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1276 MKP

PARCEL A:

Lots 7 and 8, Block 8, RIVER VIEW ADDITION TO TOWN OF AVON, according to the plat thereof recorded in Volume 8 of Plats, page 21, records of Skagit County, Washington;

TOGETHER WITH that portion of the West Half of the vacated alley adjoining said Lot 7 which has reverted to said premises by operation of law;

EXCEPT the following described tract:

Commencing at the most Northerly corner of said Block 8;
thence South 62°48'58" West, along the Northwesterly line of said Block 8, a distance of 145 feet to the centerline of said vacated alley in Block 8;
thence South 27°11'02" East, along said centerline, a distance of 145.25 feet to an iron pipe marker, said point being the true point of beginning;
thence continue South 27°11'02" East, along said centerline, a distance of 31.09 feet to the Southerly line of said Block 8;
thence North 80°59'44" West along said South line a distance of 52.66 feet to a point that is South 62°48'58" West from the true point of beginning;
thence North 62°48'58" East, a distance of 42.50 feet to the true point of beginning;

PARCEL B:

That portion of Government Lot 3, Section 12, Township 34 North, Range 3 East of the Willamette, being more particularly described as follows:

Commencing at the most Northerly corner of Block 8, plat of RIVER VIEW ADDITION TO TOWN OF AVON, according to the plat thereof recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence South 62°48'58" West, along the Northwesterly line of said Block 8, a distance of 230 feet to the most Westerly corner of Lot 8, said Block 8, said point being marked on the ground by an iron pipe;
thence South 27°11'02" East, along the Southwesterly line of said Lot 8, a distance of 114.16 feet to the Southwesterly corner of said Lot 8, said corner being marked by an iron pipe, said point also being the true point of beginning;
thence continue South 27°11'02" East, a distance of 31.09 feet to an iron pipe;
thence North 62°48'58" East, parallel with said Northwesterly line of Block 8, a distance of 42.50 feet to an intersection with the Southerly line of said Block 8;
thence North 80°59'44" West, along said Southerly line, a distance of 52.66 feet to the true point of beginning;

Situated in Skagit County, Washington.



200508290270
Skagit County Auditor