

When Recorded Return to:
ARTHUR GUEL
LYDIA GUEL
23701 Nookachamp Hills Drive
Mount Vernon WA 98274



200509230086
Skagit County Auditor

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Chicago Title Company - Island Division

Order No: IMV1028.MKP

1035062 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company, doing business as Hansell Mitzel Homes

for and in consideration of Three Hundred Forty-Three Thousand Three Hundred Sixty-Seven and 04/100...(\$343,367.04) DOLLARS

in hand paid, conveys and warrants to

ARTHUR GUEL and LYDIA GUEL, husband and wife

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

Lot 59, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, according to the plat thereof, recorded in Volume 17 of Plats, pages 26 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4722-000-059-0000 P113900

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: September 21, 2005

HANSELL MITZEL HOMES LLC


JEFFREY D. HANSELL, Member

Date

5282
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 23 2005

Amount Paid \$ 6,116.93
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL, L.L.C. the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: September 22 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

