



200509300291

Skagit County Auditor

9/30/2005 Page 1 of 2 4:05PM

When Recorded Return to:
ANDREW S. NEFF
6020 Cady Road
Everett WA 98203

Chicago Title Company - Island Division
Order No: IMV1334 CMM

1C36480 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES N. SCIDMORE, an unmarried person

for and in consideration of One Hundred Forty Thousand and 00/100...(\$140,000.00)
DOLLARS

in hand paid, conveys and warrants to

ANDREW S. NEFF, an unmarried person

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

Ptn. NE NE 8-36-4. Full legal description attached hereto.

Together with a 1974 BonPrix 52x24 mobile home, Serial number 117630A.

Tax Account No. : 360408-1-002-0101 P49129 and 360408-1-002-0400 P122739

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 29, 2005

James N. Scidmore 9/30/05
JAMES N. SCIDMORE Date

5490/5491
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$1,968.34 + 533.66
Skagit Co. Treasurer
By DC Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES N. SCIDMORE is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 9-30-05

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

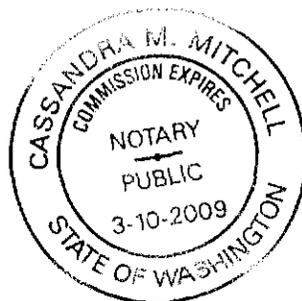


EXHIBIT 'A'

PARCEL A:

That portion of the Northeast Quarter of the Northeast Quarter of Section 8, Township 36 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of said Section 8;
Thence South $00^{\circ}40'42''$ East along the East line of said Section 8, a distance of 707.00 feet to the true point of beginning;
Thence North $87^{\circ}08'58''$ West parallel with the North line of said Northeast Quarter of Section 8, a distance of 254.87 feet;
Thence South $02^{\circ}09'20''$ West 293.01 feet to an intersection with a line that is 289.92 feet North of and parallel with the South line of said Northeast Quarter of the Northeast Quarter of said Section 8, as measured at right angles;
Thence South $87^{\circ}50'40''$ East along said parallel line 269.20 feet to said East line of Section 8;
Thence North $00^{\circ}40'42''$ West along said East line 290.27 feet to the true point of beginning;

(Also known as Tract B of Skagit County Short Plat No. 57-72, as approved August 17, 1972).

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for roadway and utilities being 60 feet in width, the centerline of which is described as follows:

Beginning at the Southeast corner of the above described tract, said point being the East line of said Section 8;
Thence North $87^{\circ}50'40''$ West along the South line of said tract and South line extended 695.80 feet to the Easterly margin of the C.C.C. Road and the terminus of said easement;

EXCEPT that portion of said easement lying within Parcel A.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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