

When Recorded Return to:
KERRY L STRATTON
BOBBI J STRATTON
1024 Cook Road
Sedro Woolley WA 98284



200511230095
Skagit County Auditor

11/23/2005 Page 1 of 2 211:44AM

Chicago Title Company - Island Division
Order No: BE10390 CLW

1037090

STATUTORY WARRANTY DEED

THE GRANTOR WILLIAM HENRY HINEGARDNER Successor Trustee of the RALPH W. and VESTA V. HINEGARDNER FAMILY REVOCABLE LIVING TRUST for and in consideration of Two Hundred Thousand and 00/100... (\$200,000.00) DOLLARS in hand paid, conveys and warrants to KERRY L STRATTON and BOBBI J STRATTON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

As per Exhibit "A" attached hereto and made a part hereof

Lot 3, Skagit County SP #91-13

Tax Account No. :P100385

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described below.

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: November 16, 2005

THE RALPH W. AND VESTA V. HINEGARDNER FAMILY REVOCABLE LIVING TRUST

William Henry Hinegardner (ST)
WILLIAM HENRY HINEGARDNER, Successor Trustee

^{OHIO}
STATE OF ~~WEST VIRGINIA~~
COUNTY OF ~~BELMONT~~

I certify that I know or have satisfactory evidence that William Henry Hinegardner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Successor Trustee of the Ralph W. and Vesta V. Hinegardner Family Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 11/18/2010

#6575
NOV 23 2005

Suzanne Escott
Notary Public in and for the State of ^{OHIO}
Residing at ~~BELMONT COUNTY~~
My appointment expires: 04/07/2018
Amount Paid: 3565.00
Skagit Co. Treasurer: [Signature] Deputy



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE10390 CLW

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 91-13 as approved July 19, 1991, and recorded August 5, 1991, in Volume 9 of Short Plats, page 393, under Auditor's File No. 9108050001, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over Greenough Lane as shown on the of SKAGIT COUNTY SHORT PLAT NO. 91-13 as approved July 19, 1991, and recorded August 5, 1991, in Volume 9 of Short Plats, page 393, under Auditor's File No. 9108050001, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.



200511230095
Skagit County Auditor

11/23/2005 Page

2 of

2 11:44AM

WHF