



200601190141

Skagit County Auditor

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3 3:27PM

**After Recording Return To:**

Law Office of  
Bradford E. Furlong, P.S.  
825 Cleveland Avenue  
Mount Vernon, Washington 98273

**STATUTORY WARRANTY DEED**

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**Reference Number(s) of** N/A

Documents assigned or released:

Assessor's Parcel/Tax I.D. Number: 8025-000-023-0000/P116596

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The Grantors, Kim J. Beck, A/K/A Kim J. Hambright, and Jason Beck, wife and husband, and David R. Hambright and Mary L. Hambright, husband and wife, for and in the consideration of Ten Dollars (\$10) and other valuable consideration in hand paid, convey and warrant to Grantee, Lois L. Canright, a single person, as her separate property, the following described real estate:

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 36, Township 35 North, Range 9 East, W.M., lying Northerly and Northwesterly of the following described line:

Beginning on the West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  at a point 60 feet North of the Southwest corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;

thence East 185 feet;

thence Northeasterly in a straight line to a point on the North line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  that is 171 feet West of the Northeast corner thereof.

**EXCEPT** County road along the West line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; and **SUBJECT TO:** Restrictions, reservations and easements of record.

Situate in the county of Skagit, state of Washington.

Kim J. Beck  
KIM J. BECK (A/K/A KIM J. HAMBRIGHT)

Date: 1-18-06

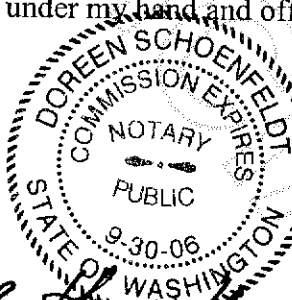
Jason Beck  
JASON BECK

Date: 1-18-06

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

On this day personally appeared before me Kim J. Beck, A/K/A Kim J. Hambright, and Jason Beck, wife and husband, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18<sup>th</sup> day of January 2006.



Doreen Schoenfeldt  
Notary Public in and for the State of Washington  
Residing at Edro Valley  
Printed Name: Doreen Schoenfeldt

David R. Hambright  
DAVID R. HAMBRIGHT

Date: 1-18-06

Mary L. Hambright  
MARY L. HAMBRIGHT

Date: 1-18-06 #289  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

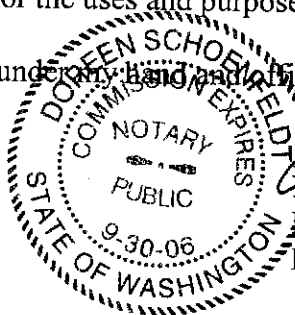
STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

JAN 19 2006

Amount Paid \$ 4977.20  
By [Signature] Skagit Co. Treasurer  
Copies

On this day personally appeared before me David R. Hambright and Mary L. Hambright, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18<sup>th</sup> day of January 2006.



Doreen Schoenfeldt  
Notary Public in and for the State of Washington  
Residing at Edro Valley  
Printed Name: Doreen Schoenfeldt

Statutory Warranty Deed  
Hambright, Grantors  
Canright, Grantee

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## SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Lois L. Canright

Sellers: David R. Hambright and Mary L. Hambright, husband and wife; and  
Kim J. Beck (aka Kim J. Hambright) and Jason Beck, husband and wife

Property: 11549 Martin Road, Rockport, Washington 98283  
Assessor's Tax Parcel ID #: 350936-1-001-0005/P45042

Legal Description of Property: (See page one of Statutory Warranty Deed)

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state and federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Buyer:

Lois L. Canright  
Lois L. Canright, Buyer  
Date: 1-19-06

Sellers:

Kim J. Beck  
Kim J. Beck (aka Kim J. Hambright)  
Date: 1-18-06

Sellers:

David R. Hambright  
David R. Hambright  
Date: 1-18-06

Mary L. Hambright  
Mary L. Hambright  
Date: 1-18-06

Jason Beck  
Jason Beck  
Date: 1-18-06



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