

When Recorded Return to:
JAMES BECKWITH
KIM THOMPSON
324 S. 30th Street
Mount Vernon WA 98274



200603070046
Skagit County Auditor

3/7/2006 Page 1 of 2 11:15AM

Chicago Title Company - Island Division
Order No: IMV1623 MKP
IC37997

STATUTORY WARRANTY DEED

THE GRANTOR MATTHEW B. BEPLER and SANDRA J. BEPLER, husband and wife

for and in consideration of Two Hundred Seventy-Five Thousand Nine Hundred Fifty and 00/100...(\$275,950.00) DOLLARS

in hand paid, conveys and warrants to

JAMES BECKWITH, an unmarried man and KIMBRA THOMPSON, an unmarried woman

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

Lot 72, EASTGATE ADDITION PLAT NO. 4, according to the plat thereof recorded in Volume 14 of Plats, pages 72 and 73, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4509-000-072-0001 P83583

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: March 3, 2006

Matthew B. Bepler 3-3-06
MATTHEW B. BEPLER Date

Sandra J. Bepler 3-3-06
SANDRA J. BEPLER Date

1022
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 07 2006

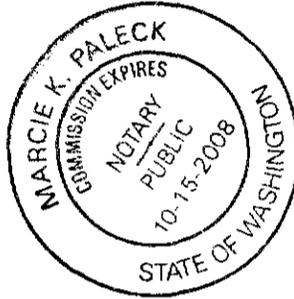
Amount Paid \$ 49160.71
By *[Signature]*
Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MATTHEW B. BEPLER and SANDRA J. BEPLER the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: March 3 2006

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



UNOFFICIAL DOCUMENT



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3/7/2006 Page 2 of 2 2:11:15AM