

When Recorded Return to:
ROBERT J. MCRAE
BETH N. MCRAE
20082 Prairie Road
Sedro Woolley WA 98284

200603070048
Skagit County Auditor
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Chicago Title Company - Island Division

Order No: BE10518 MJJ

1037927

STATUTORY WARRANTY DEED

THE GRANTOR ALLAN J. OUDMAN and CAROL M. OUDMAN, husband and wife

for and in consideration of One Hundred Sixty Thousand and 00/100...(\$160,000.00)
DOLLARS in hand paid, conveys and warrants to ROBERT J. MCRAE and BETH N. MCRAE,
husband and wife

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

**A portion of Lots 30 and 31, Tract No. 2, PEAVEY'S ACREAGE, as more fully described
in Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 3966-002-030-0006 P67997

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.

#1023
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: March 2, 2006

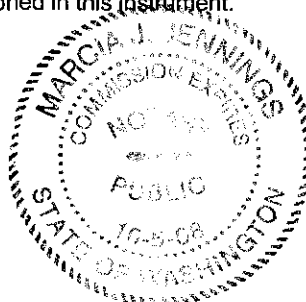
MAR 07 2006
\$ 2253.00
Allan J. Oudman Carol M. Oudman
ALLAN J. OUDMAN Amount Paid \$ CAROL M. OUDMAN
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ALLAN J. OUDMAN CAROL M. OUDMAN 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 7, 2006

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

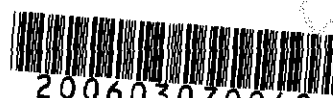
Order No: BE10518 MJJ

All of that portion of Lots 30 and 31 of Tract 2 of PEAHEY'S ACREAGE, Tracts No. 1 and 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East of the Willamette Meridian, according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, lying North and West of the following described line:

Commencing at the East Quarter corner of said Section 21, from which the center of section bears South 89°40'39" West a distance of 2,472.24 feet;
Thence South 89°40'39" West, a distance of 618.06 feet;
Thence South 00°27'43" West, a distance of 496.49 feet to the true point of beginning of said line;
Thence North 89°35'00" West, a distance of 179.38 feet;
Thence South 44°14'08" West, a distance of 42.66 feet to a curve to the left, with a radius of 250 feet with a delta of 17°22'27" through an arc length of 75.81 feet;
Thence South 26°51'41" West, a distance of 28.82 feet to a curve to the right, with a radius of 250 feet with a delta of 15°22'01" through an arc length of 67.05 feet;
Thence South 42°13'42" West, a distance of 199.59 feet to the intersection with the North right of way margin of the now Hoen Road;
Thence continuing South 42°13'42" West, a distance of 78 feet, more or less, to the intersection with the line of ordinary high water on the North Bank of the Skiou Slough and terminus of said line;

EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated October 27, 1966, and recorded October 28, 1966, under Auditor's File No. 690222.

Situated in Skagit County, Washington



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