

When Recorded Return to:
ANDREA L. FLEMING
40329 Challenger Road
Concrete WA 98237



200604070041

Skagit County Auditor

4/7/2006 Page 1 of 2 9:17AM

Chicago Title Company - Island Division

Order No: BE10584 MJJ

IC 38238

STATUTORY WARRANTY DEED

THE GRANTOR GERALD M. FLEMING and VIRGINIA P. FLEMING, husband and wife

for and in consideration of One Hundred Fifty Thousand and 00/100..(\$150,000.00)
DOLLARS in hand paid, conveys and warrants to ANDREA L. FLEMING, a single person

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

Lot 4, SKAGIT COUNTY SP#PL05-0413; being a portion of the SE Quarter of the NW Quarter
of Section 11, Township 35 North, Range 7 East of the Willamette Meridian, as more fully
described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 350711-2-008-0114 P42465

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: April 4, 2006

[Signature]
GERALD M. FLEMING
[Signature]
VIRGINIA P. FLEMING
1633
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 07 2006

Amount Paid \$ 2675.00
By Skagit Co. Treasurer
Deputy
[Signature]

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GERALD M. FLEMING and VIRGINIA P. FLEMING 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: April 6, 2006

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



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EXHIBIT 'A'

Description:

Order No: BE10584 MJJ

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT No. PL05-0413, as approved December 15, 2005 and recorded December 22, 2005, under Auditor's File No.200512220107, records of Skagit County, WA; being a portion of Southeast Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 7 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress egress and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT No. PL05-0413, as approved December 15, 2005 and recorded December 22, 2005, under Auditor's File No.200512220107, records of Skagit County, WA; being a portion of Southeast Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 7 East of the Willamette Meridian

Situated in Skagit County, Washington



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Skagit County Auditor