



200604210080
Skagit County Auditor

4/21/2006 Page 1 of 2 11:32AM

When Recorded Return to:
ROGER SMITH
MELANIE SMITH
15038 167th Street
Woodinville WA 98072

Chicago Title Company - Island Division

Order No: IMV1672 MKP

1038474

STATUTORY WARRANTY DEED

THE GRANTORS, JAMES F. O'HERN and ORVILLE S. O'HERN, Personal Representatives of the Estate of ROSEMARY L. O'HERN, Deceased,

Two 2000 *2000*
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for and in consideration of Thirty-Three Thousand and 00/10 (\$33,000.00) Dollars, in hand paid, conveys and warrants to

ROGER SMITH and MELANIE SMITH, husband and wife,

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

The South 330 feet of Government Lot 1 of Section 7, Township 35 North, Range 11 East of the Willamette Meridian.

(Also shown as Lot A of Survey recorded February 15, 1980, in Volume 3 of Surveys, page 11, under Auditor's File No. 8002150001, records of Skagit County, Washington).

Tax Account No. : 351107-0-003-0006 P45860

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: April 12, 2006

THE ESTATE OF ROSEMARY L. O'HERN

James F. O'Hern

JAMES F. O'HERN
Personal Representative

Orville S. O'Hern

ORVILLE S. O'HERN
Personal Representative

1881
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 21 2006

Amount Paid \$ 574.60
By Skagit Co. Treasurer Deputy
DC

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that JAMES F. O'HERN 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 acknowledged it as the PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSEMARY L. O'HERN, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-18-06

Norma Callahan

Notary Public in and for the State of Washington
Residing at Tacoma, wa
My appointment expires: 2-11-08



~~STATE OF WASHINGTON~~
COUNTY OF

I certify that I know or have satisfactory evidence that ORVILLE S. O'HERN 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 acknowledged it as the PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSEMARY L. O'HERN, DECEASED, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/17/06

[Signature]

EDWARD P. PELSINSKY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 12, 2009

Notary Public in and for the State of ~~Washington~~ ^{MARYLAND}
Residing at
My appointment expires:



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Skagit County Auditor