

When Recorded Return to:  
FRANK R. MUDGE  
DEANNA R. WAGNER  
6602 28th Ave. NW  
Seattle WA 98117

200604280112  
Skagit County Auditor  
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Chicago Title Company - Island Division  
Order No: BE10648 MJJ

IC 38676

STATUTORY WARRANTY DEED

THE GRANTORS, LYLE A. LAGE and KATHERINE K. LAGE, husband and wife,

for and in consideration of Five Hundred Thirteen Thousand and 00/100...(\$513,000.00)  
Dollars, in hand paid, conveys and warrants to

FRANK R. MUDGE and DEANNA R. WAGNER, husband and wife,

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

**Lt. B, SCSP 6-89, as is more particularly described on the attached Exhibit "A", which  
by this reference is incorporated herein as though fully set forth.**

Tax Account No. : 350427-2-003-0304 P37847

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 25, 2006

2024  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
LYLE A. LAGE *Lyle A. Lage* APR 28 2006 KATHERINE K. LAGE *Katherine K. Lage*

Amount paid to 9136.40  
Skagit Co. Treasurer  
By *lp* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LYLE A. LAGE and KATHERINE K. LAGE are the persons who appeared before me, and said persons 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 26, 2006

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

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EXHIBIT "A"

**Description:**

**Order No:** BE10648 MJJ

**PARCEL A:**

Lot B of SKAGIT COUNTY SHORT PLAT NO. 6-89, as approved March 14, 1989 and recorded March 15, 1989 in Volume 8 of Short Plats, page 116, under Auditor's File No. 8903150011, records of Skagit County, Washington; being a portion of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 29-84, as approved September 21, 1984 and recorded September 25, 1984 in Volume 6 of Short Plats, page 172, under Auditor's File No. 8409250015, records of Skagit County, Washington; and being a portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of Lot 35 of the PLAT OF ROLLING RIDGE ESTATES, according to the plat thereof recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington;  
thence North 89°35'52" East, along the North line of Rolling Ridge Drive, a distance of 17.79 feet to the true point of beginning;  
thence continue North 89°35'52" East, a distance of 2.21 feet;  
thence North 0°30'30" West, a distance of 3.66 feet;  
thence South 30°39'44" West, a distance of 4.27 feet to the true point of beginning.

ALL situated in Skagit County, Washington.



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