

When Recorded Return to:
MATTHEW L. WORKMAN
TINA D. WORKMAN
3560 Butler Creek Road
Sedro Woolley, WA 98284


200605250090
Skagit County Auditor
5/25/2006 Page 1 of 3 11:27AM

Chicago Title Company - Island Division
Order No: BE10709 MJJ
IC38825

STATUTORY WARRANTY DEED

THE GRANTOR TODD LYNN and TAMARA LYNN, husband and wife

for and in consideration of Three Hundred Nineteen Thousand and 00/100...(\$319,000.00)
DOLLARS in hand paid, conveys and warrants to MATTHEW L. WORKMAN and TINA D.
WORKMAN, husband and wife

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

**A portion of the North Half of the SE Quarter of Section 20, Township 36 North, Range 4
East of the W.M. and a portion of Lot B Skagit County Short Plat #107-78, as more fully
described in Exhibit "A" which is attached hereto and made a part hereof.**

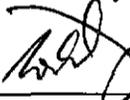
Tax Account No. : 360420-0-007-0003 P49514 360420-4-006-0105 P49664

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described below:

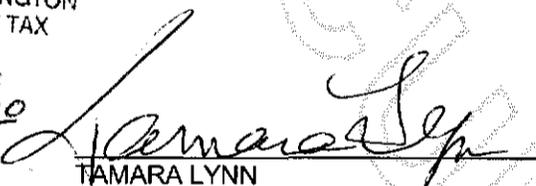
Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and
forestry operations. If your real property is located near an agriculture or forestry operation, you may be
subject to inconvenience or discomfort arising from such operations, including but not limited 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.

2521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: May 22, 2006


TODD LYNN

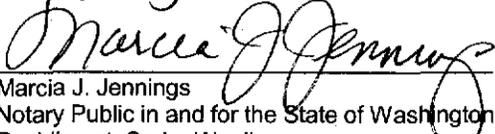
MAY 25 2006
5683.20
Amount Paid \$
Skagit Co. Treasurer
By  Deputy


TAMARA LYNN

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TODD LYNN and TAMARA LYNN 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: *May 23, 2006*


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: BE10709 MJJ

PARCEL A:

That portion of the North Half of the Southeast Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the intersection of the Parson Creek Road and the Butler Creek Road;

thence North along the West line of the Butler Creek Road to a stake which is approximately 20 feet South of the South line of a cement slab as the same existed on August 8, 1967, and the true point of beginning;

thence North 331 feet to a point approximately 100 feet South of the North line of the Southeast Quarter of said Section 20;

thence West 129 feet;

thence South 331 feet;

thence East 129 feet, more or less, to the true point of beginning;

EXCEPT the following described tract:

Beginning at the Northeast corner of the above described main tract;

thence West 129 feet;

thence South 31 feet;

thence East 129 feet;

thence North 31 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the North Half of the Southeast Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 31 feet South of the Northwest corner of that certain tract described in deed dated September 8, 1967, and recorded September 11, 1967, under Auditor's File No. 704189, records of Skagit County, Washington, which point is approximately 131 feet South of the North line of said Southeast Quarter and is 129 feet West of the West line of the Butler Creek Road;

thence South 209 feet;

thence West 50 feet;

thence North 209 feet;

thence East 50 feet to the true point of beginning;

EXCEPTING from the above described Parcels A and B, that portion lying within the boundaries of the following described tract:

Beginning at the Northeast corner of Tract B of Skagit County Short Plat No. 107-78, recorded in Volume 3 of Short Plats, page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington;

thence South 05°20'10" East along the East line of said Tract B, a distance of 131.95 feet to the true point of beginning of this description;

thence North 88°38'35" West along the boundary of said Tract B, a distance of 163.89 feet;

thence South 02°00'12" East, a distance of 25.49 feet;

thence South 88°38'35" East, a distance of 179.61 feet;

thence North 01°52'36" West, a distance of 15.04 feet;

thence North 05°30'10" West, a distance of 10.51 feet;

thence North 88°38'35" West, a distance of 15.11 feet to the true point of beginning.

Situated in Skagit County, Washington.



200605250090
Skagit County Auditor

5/25/2006 Page

2 of

3 11:27AM

PARCEL C:

That portion of Parcel B of SKAGIT COUNTY SHORT PLAT NO. 107-78 as recorded February 26, 1979, in Volume 3 of Short Plats, page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington, described as follows:

Beginning at the most Southeasterly corner of said Tract B;
thence North 02°00'12" West along the East line of said Tract B, a distance of 91.52 feet;
thence North 88°38'35" West, a distance of 50 feet;
thence South 02°00'12" East, a distance of 76.17 feet to the South line of said Tract B;
thence South 71°53'05" East, a distance of 53.16 feet to the point of beginning.

Situated in Skagit County, Washington.



200605250090
Skagit County Auditor