

When Recorded Return to:
DONALD A. SMITH
CHERIE A. DONOVAN-SMITH
310 Sapp Road
Sedro Woolley WA 98284



200607100198
Skagit County Auditor

7/10/2006 Page 1 of 3 4:04PM

Chicago Title Company - Island Division
Order No: IMV1819 CMM Title Order No: IC39051

STATUTORY WARRANTY DEED

THE GRANTOR ARNOLD M. DONOVAN, JR., Personal Representative of the Estate of Mary F. Donovan, Deceased, who also appears of record as Mary M. Donovan

for and in consideration of **Two Hundred Eighty Thousand and 00/100...(\$280,000.00) DOLLARS**

in hand paid, conveys and warrants to

DONALD A. SMITH and CHERIE A. DONOVAN-SMITH, husband and wife

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

Abbreviated Legal: Ptn. SW, Sec. 13, T35N, R4EWM. Full legal description attached hereto.

Tax Parcel Number(s): 350413-3-002-0000 P36351 & 350413-3-002-0400 P113070

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: July 7, 2006

Arnold M. Donovan, Jr., Personal Representative
Of the Estate of Mary F. Donovan, Deceased

3474
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 10 2006

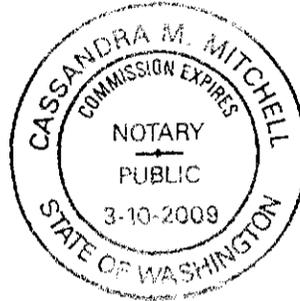
Amount Paid \$ 4989.00
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ARNOLD M. DONOVAN, JR. (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-7-06

Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mo. Vernon
My appointment expires: 3-10-09



CASSANDRA M. MITCHELL



200607100198
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1819 CMM

All that portion of Lot 1, SEDRO WOOLLEY SHORT PLAT NO. SW-04-94, recorded August 28, 1995, under Auditor's File No. 9508280076, records of Skagit County, Washington, in Volume 12, page 20, and a portion of Lot 1, SEDRO WOOLLEY SHORT PLAT NO. SW-02-85, recorded under Auditor's File No. 8512170015, records of Skagit County, Washington, under Volume 7 of Short Plats, page 60, described as follows:

That portion of the Southwest Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying North of the Northern Pacific Railroad right of way and North of the spur of said railroad running to the Northern State Hospital;

ALSO, all the portion of the West Half of the Northwest Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying North and West of the Old Northern Pacific Railroad right of way or spur;

EXCEPTING from all of the above described premises the following portions:

1. Beginning at the center of said Section 13;
Thence South 2°33' East 439 feet;
Thence North 51°20' East 220 feet;
Thence East 280 feet;
Thence North 74°30' East 219 feet, more or less, to the East line of said West Half of the Northwest Quarter of the Southeast Quarter;
Thence North 2°35' West, a distance of 235.2 feet to the center line of said Section 13;
Thence North 89°14' West 671.8 feet, more or less, to the point of beginning.
2. The East 40 feet of the portion of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 13, lying between the Sapp Road and the property described under subdivision No. 1 above.
3. Beginning at the center of said Section 13;
Thence South 2°33' East 439 feet;
Thence South 67° West 657 feet, more or less, to the Northeasterly boundary of the Northern Pacific Railroad right of way;
Thence Northwesterly along said boundary to the intersection of said boundary with the center line of said Section 13;
Thence South 89°14' East, a distance of 1,608.4 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington



200607100198
Skagit County Auditor

7/10/2006 Page

3 of

3 4:04PM