

When Recorded Return to:
JAMES D. AXTHELM
APRIL L. AXTHELM
2400 Laventure Road
Mount Vernon WA 98273



200610180068
Skagit County Auditor

10/18/2006 Page 1 of 3 11:41AM

Chicago Title Company - Island Division
Order No: IMV2121 MKP Title Order No: IC40505 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **JOYCE F. SIEBERT** and **RAYMOND J. SIEBERT**, husband and wife

for and in consideration of **Four Hundred Forty Thousand and 00/100...(\$440,000.00)**
DOLLARS

in hand paid, conveys and warrants to

JAMES D. AXTHELM and **APRIL L. AXTHELM**, husband and wife

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

Abbreviated Legal Description: Tract A of CITY OF MOUNT VERNON SHORT PLAT MV-3-81, approved January 15, 1981, recorded January 15, 1981 in Volume 5 of Short Plats, page 24, under Auditor's File No. 8101150066, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian; See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 340416-2-020-0000 P25027

The Grantors, by signing their names below hereby revoke their first right of refusal as stated in the Purchase and Sale Agreement dated March 15, 2006 and recorded on March 20, 2006, Auditor's file no. 200603200170.

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: October 16, 2006

Joyce F Siebert 16 Oct 06
JOYCE F. SIEBERT Date

Raymond J Siebert 16 Oct 06
RAYMOND J. SIEBERT Date

#5388
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 18 2006

Amount Paid \$ 7837.00
By [Signature] Skagit Co. Treasurer Deputy

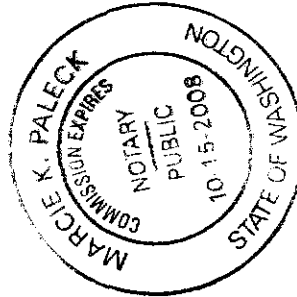
LPB 10-05

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOYCE F. SIEBERT and RAYMOND J. SIEBERT (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: October 15 2008

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



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EXHIBIT 'A'

Description:

Order No: IMV2121 MKP

PARCEL A:

Tract A of CITY OF MOUNT VERNON SHORT PLAT MV-3-81, approved January 15, 1981, recorded January 15, 1981 in Volume 5 of Short Plats, page 24, under Auditor's File No. 8101150066, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian;

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Northwest Quarter of the Northwest Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of the North line of Tract A, City of Mount Vernon Short Plat No. MV-3-81, approved January 15, 1981, recorded January 15, 1981, in Volume 5 of Short Plats, page 24, under Auditor's File No. 8101150066, records of Skagit County, Washington and lying Southerly of the South line of Tracts A and B of Short Plat No. MV-20-77, approved November 29, 1977, recorded December 1, 1977 in Volume 2 of Short Plats, page 161, under Auditor's File No. 869545, records of Skagit County, Washington, and lying Westerly of the East line of said Tract B extended Southerly.

Situated in Skagit County, Washington

PARCEL C:

That portion of Tract 14, PLAT OF SUNSET VIEW DIVISION NO. 1, according to the plat thereof recorded in Volume 12 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning on the Southwest corner of said tract;
thence Northeasterly to a point 3 feet due North of the most Northerly corner of said carport, which corner is approximately 27 feet East and 32 inches North of said Southwest corner;
thence Southeasterly parallel with the Northerly line of said carport, and said line extended, to its point of intersection on the South line of said Tract 14, which point is approximately 79 feet East of the Southwest corner of said tract, as measured along the South line thereof;
thence Westerly along the South line of said Tract 14, a distance of 79 feet, more or less, the Southwest corner and point of beginning.

Situated in Skagit County, Washington



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