

When Recorded Return to:
JOSE SAUL YANEZ VELEZ
306 McCormick Ln
Mount Vernon WA 98273



200610200191

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11097 MJJ Title Order No: IC40473 ✓

STATUTORY WARRANTY DEED

THE GRANTOR BETTY K. HALE, a single individual

for and in consideration of **Fifty-Five Thousand and 00/100...(\$55,000.00) DOLLARS**
in hand paid, conveys and warrants to **JOSE SAUL YANEZ VELEZ, an unmarried individual**

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

Abbreviated legal description: A portion of Government Lot 13, Section 19, Townshyip 34 North, Range 4 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 340419-0-050-0004 P26359

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.

Dated: October 18, 2006

Betty K. Hale

by *Christopher P. Hale*, her attorney in fact

BETTY K. HALE

By: Christopher Hale, her Attorney in Fact

#5448
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 20 2006

98400

Amount Paid \$
Skagit Co. Treasurer
By Deputy

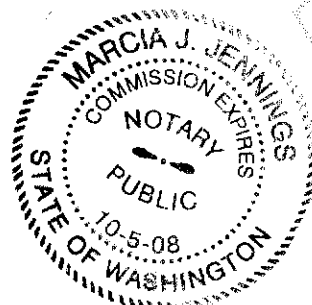
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christopher Hale, who executed the within instrument as Attorney in Fact for Betty K. Hale and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Betty K. Hale for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Betty K. Hale is now living, and is not incompetent.

Dated: *October 19, 2006*

Marcia J. Jennings

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



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EXHIBIT 'A'

Description:

Order No: BE11097 MJJ

PARCEL A:

The South 70 feet of the North 140 feet of the following described property:
That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M.,
described as follows:

Beginning at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;
Thence South 2°45'09" East parallel with the West line of that certain tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by Deed filed October 30, 1928, as File No. 217675 and recorded in Volume 145 of Deeds at page 596, records of Skagit County, a distance of 180 feet to the true point of beginning of this description;
Thence North 85°10'40" East parallel with the North line of said Government Lot 13, a distance of 84.53 feet to the East line of said McCormick Tract;
Thence South 2°41'20" East along the East line of said McCormick Tract 262 feet;
Thence South 85°19'40" West parallel with the North line of said Government Lot 13 a distance of 84.24 feet;
Thence North 2°45'09" West parallel with the West line of said McCormick tract 262 feet to the true point of beginning;

Situated in Skagit County, Washington

PARCEL B:

An easement for roadway over the following described property:

Beginning at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;
Thence South 2°45'09" East parallel with the West line of said McCormick Tract 442 feet;
Thence South 85°19'40" West parallel with the North line of said Government Lot 13 a distance of 20 feet;
Thence North 0°45'09" West 442 feet;
Thence North 85°19'40" East 20 feet to the place of beginning.

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