

When Recorded Return to:
JOANNE WITZKOWSKI
JEANETTE WITZKOWSKI
14876 Summers Ln.
Mount Vernon WA 98273



200701120166

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11235 MJJ Title Order No: IC41198 ✓

171
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 12 2007

STATUTORY WARRANTY DEED

Amount Paid \$ 6500.00
Skagit Co. Treasurer
By [Signature] Deputy

THE GRANTOR M. JAMES KJELDTSEN and LINDA M. KJELDTSEN, who acquired title as M. JAMES KJELDTSEN and LINDA M. KJELDTSEN, husband and wife for and in consideration of Three Hundred Sixty-Five Thousand and 00/100...(\$365,000.00) DOLLARS in hand paid, conveys and warrants to JOANNE WITZKOWSKI, an unmarried woman and JEANETTE WITZKOWSKI, an unmarried woman

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

Abbreviated Legal: Ptn Lt 2, SKAGIT COUNTY SHORT PLAT NO. 20-78

Tax Parcel Number(s): 330309-0-015-0002 P15560

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: January 10, 2007

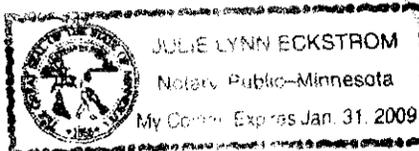
[Signature]
M. JAMES KJELDTSEN

[Signature]
LINDA M. KJELDTSEN

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that M. JAMES KJELDTSEN and LINDA M. KJELDTSEN (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: 1-11-07
[Signature]
Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07



State of MN
Residing in Goodhue County
Expires - January 31, 2009

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE11235 MJJ

That portion of Lot 2, Skagit County Short Plat No. 20-78, Section 9, Township 33 North, Range 3 East, W.M., approved on June 6, 1978 and recorded under Auditor's File No. 880922, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of Government Lot 9 of said Section 9;
Thence North $89^{\circ}45'03''$ West along the South line of said Government Lot 9 a distance of 495.06 feet to the true point of beginning;
Thence continue along said South line a distance of 23.41 feet to the Northerly line of the County road;
Thence North $47^{\circ}54'43''$ West a distance of 323.55 feet;
Thence South $42^{\circ}05'17''$ West a distance of 50 feet;
Thence North $47^{\circ}54'43''$ West a distance of 72.87 feet to the Southeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by Deed recorded December 13, 1982 under Auditor's File No. 8212130007 (said tract also shown as Parcel B of Survey recorded June 25, 1992 under Auditor's File No. 9206250056 in Volume 13 of Surveys, Page 10, records of Skagit County, Washington);
Thence North $00^{\circ}50'43''$ West a distance of 746.21 feet to a point on the South line of Summers Drive Which point is also the Northeast corner of a tract of land conveyed to Daniel Denny and Amy Denny by Deed recorded January 16, 1992 under Auditor's File No. 9201160057 records of Skagit County, Washington (said Denny tract also shown as Parcel A of survey recorded in Volume 13 of Surveys, Page 10, records of Skagit County, Washington);
Thence Easterly along the Southerly line of said Summer Drive to the Northeast corner of said Lot 2, Skagit County Short Plat No. 20-78;
Thence South $01^{\circ}08'20''$ West a distance of 902.48 feet to the point of beginning.

Situated in Skagit County, Washington



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