

When Recorded Return to:
STACY R. MATTSON
TERESA S. MATTSON
16663 Dike Road
Mount Vernon WA 98273



200703070119
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2317 MKP Title Order No: IC41500 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **JOHN J. MARTIN and CHERYL L. MARTIN, 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

STACY R. MATTSON and TERESA S. MATTSON, husband and wife

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

That portion of Government Lot 5 in Section 25, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the Old County Road lying Easterly of Kimbles Slough and a point which is 577.5 feet North of the South line of said Government Lot 5;
Thence East parallel to the South line of said Government Lot 5 a distance of 215 feet;
Thence North parallel to the East line of said Government Lot 5 a distance of 588 feet to the true point of beginning;
Thence continue North parallel to the East line of said Government Lot 5 a distance of 155 feet to the North line of said Government Lot 5;
Thence West along the north line of said Government Lot 5 to the Easterly line of said County Road;
Thence Southerly along the Easterly line of said Old County Road to a line which is parallel to the South line of said Government Lot 5 and which intersects the true point of beginning;
Thence East to the true point of beginning.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 340325-0-045-0005 P22719

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.

#1030
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 07 2007

Dated: March 1, 2007

Amount Paid \$ 5683.20
By Skagit Co. Treasurer Deputy

John J. Martin 3/02/07
JOHN J. MARTIN Date

Cheryl L. Martin 3-2-07
CHERYL L. MARTIN Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOHN J. MARTIN and CHERYL L. MARTIN (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: March 2 2007

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



UNOFFICIAL DOCUMENT



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