



200703260139

Skagit County Auditor

3/26/2007 Page 1 of 2 11:45AM

When Recorded Return to:
MICHAEL FITCHNER
ANGEA FITCHNER
721 Orth Way
Sedro Woolley WA 98284

Chicago Title Company - Island Division
Order No: BE11321 MJJ Title Order No: IC41697

STATUTORY WARRANTY DEED

THE GRANTOR **MARY LEE WATTS, a single woman**

for and in consideration of **Two Hundred Sixty-Seven Thousand and 00/100...(\$267,000.00) DOLLARS** in hand paid, conveys and warrants to **MICHAEL FITCHNER and ANGEA FITCHNER, husband and wife**

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

Lot 18 and the West 5 feet of Lot 20, MADLUNG-KIRKPATRICK PLAT, according to the plat thereof, recorded in Volume 12 of Plats, page 75, records of Skagit County, Washington.

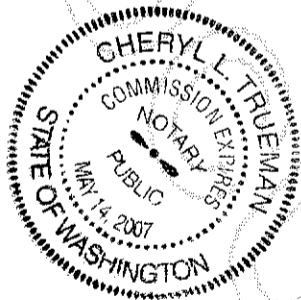
Situated in Skagit County, Washington.

Tax Parcel Number(s): 4408-000-018-0000 P81620

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: March 21, 2007

MARY LEE WATTS



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MARY LEE WATTS (is/are) the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22 2007

Cheryll L. Trueman
Notary Public in and for the State of Washington
Residing at Sedro Woolley WA
My appointment expires: 10/5/2008 5/14/07

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2007

Amount Paid \$ 4757.00
By Skagit Co. Treasurer
Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

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.



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