

When Recorded Return to:
JAY A. SMITH
SHARON R. SMITH
PO Box 1789
Mount Vernon WA 98273



200705250218
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2425 CMM Title Order No: IC42375 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **WILLIAM E. KETZENBERG** and **LYNN ANN KETZENBERG**, husband and wife

for and in consideration of **Four Hundred Nineteen Thousand and 00/100...(\$419,000.00) DOLLARS**

in hand paid, conveys and warrants to

JAY A. SMITH and SHARON R. SMITH, husband and wife

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

Real property description attached hereto. Together with a 2002 Skyline Greenbriar 48x40 manufactured home, Model No. 6335, Serial No. 21910324P and a 1999 Fleetwood Prowler, VIN 1EC8F3924X2394876.

Abbreviated Legal: (Required if full legal not inserted above.) Lot 3, SKAGIT COUNTY SP#PL96-097; being a ptn. of SE SE, Sec. 1, T35N, R3EWM.

Tax Parcel Number(s): 350301-4-010-0500 P125933

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: May 25, 2007

William E. Ketzenberg 5-25-07
WILLIAM E. KETZENBERG Date

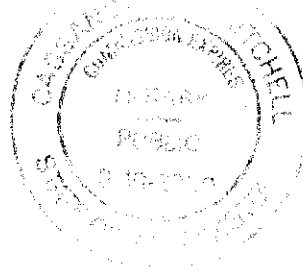
Lynn Ann Ketzenberg 5-25-07
LYNN ANN KETZENBERG Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM E. KETZENBERG and LYNN ANN KETZENBERG (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: 5-25-07

Cassandra M. Mitchell
Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



2486
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 25 2007

Amount Paid \$4755.82
Skagit Co. Treasurer
By nam Deputy



200705250218
Skagit County Auditor

EXHIBIT 'A'

Description:

Order No: IMV2425 CMM

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 96-097, recorded March 8, 2007, under Auditor's File No. 200703080151, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 1, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. 96-097, recorded March 8, 2007, under Auditor's File No. 200703080151, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 1, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington



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