

When Recorded Return to:
PETER KEIM
NANCY E. KEIM
3205 SHELLY HILL ROAD
Mount Vernon WA 98273



200706210058

Skagit County Auditor

6/21/2007 Page 1 of 2 11:32AM

Chicago Title Company - Island Division
Order No: IMV2528 MKP Title Order No: IC42730 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CHARLES W. ROWLAND and MAUREEN O. ROWLAND, husband and wife

for and in consideration of **Three Hundred Ninety-Seven Thousand and 00/100...(\$397,000.00) DOLLARS**

in hand paid, conveys and warrants to
NANCY E. KEIM and PETER R. KEIM, wife and husband
~~PETER KEIM and NANCY E. KEIM, husband and wife~~

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

Lot 75, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof, recorded in Volume 16 of Plats, page 121 to 130, records of Skagit County, Washington.

EXCEPT that portion of Lot 75 conveyed by boundary line adjustment Quit Claim Deed recorded November 4, 1998 under Auditor's File No. 9811040087, records of Skagit County, Washington, described as follows:

Beginning at the most Northwesterly corner of said Lot 75;
thence South 62°07'54" East 25.20 feet along the Northerly line of said Lot 75 to a contiguous corner with Tract 86, said Plat;
thence South 75°14'10" West 30.69 feet, more or less, to a point on the Westerly line of Lot 75;
thence North 20°41'15" East 20.95 feet along said Westerly line to the point of beginning;

Situated in Skagit County, Washington

Tax Parcel Number(s): 4681-000-075-0000 P109369

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: June 13, 2007
Charles W. Rowland, by
Maureen O. Rowland, his
Power of Attorney in fact 6-14-07
CHARLES W. ROWLAND Date

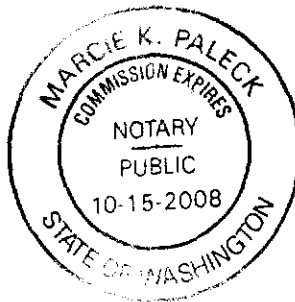
Maureen O. Rowland 6-14-07
MAUREEN O. ROWLAND Date

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MAUREEN O. ROWLAND to me known to be the individual described in, and who executed the within instrument for herself and also as the Attorney in Fact for CHARLES W. ROWLAND and acknowledged to me that she signed and sealed the same as her own free and voluntary act and deed for herself, and also as free and voluntary act and deed as Attorney in Fact for CHARLES W. ROWLAND said in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

Dated: June 14 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



2909
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2007

Amount Paid \$ 7071.60
Skagit Co. Treasurer
By mem Deputy



200706210058
Skagit County Auditor