

When Recorded Return to:
JAMES ROSS
NANCY ROSS
24128 N. Westview Road
Mount Vernon WA 98274



200708020151

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2598 MKP Title Order No: IC42914

STATUTORY WARRANTY DEED

THE GRANTOR **ROBERT D. TRACY and JUDITH C. TRACY, husband and wife**

for and in consideration of **Forty Thousand and 00/100...(\$40,000.00) DOLLARS**

in hand paid, conveys and warrants to

JAMES ROSS and NANCY ROSS, husband and wife

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

Abbreviated legal description: That portion of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 5 East of the Willamette Meridian, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 340533-3-004-0201 P107248

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: July 31, 2007

Robert D. Tracy 8-2-07
ROBERT D. TRACY Date

Judith C. Tracy
JUDITH C. TRACY Date

8-2-07
3681
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 02 2007

Amount Paid \$ 717.00
By Skagit Co. Treasurer
Lp Deputy

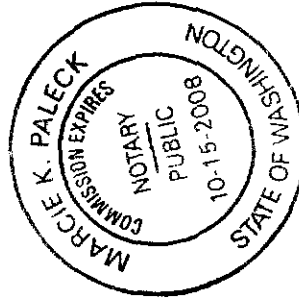
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT D. TRACY and JUDITH C. TRACY (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: August 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



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EXHIBIT 'A'

Description:

Order No: IMV2598 MKP

PARCEL A:

That portion of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Section which is 1,308.00 feet East of the Southwest corner of said Section and the true point of beginning;
Thence North $02^{\circ}02'13''$ East, a distance of 472.12 feet;
Thence South $66^{\circ}11'27''$ West, a distance of 352.05 feet;
Thence South $34^{\circ}54'58''$ East, a distance of 400.00 feet to the South line of said Section;
Thence East along said South line a distance of 74.35 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the Southwest corner of said Section 33;
Thence East along the South line thereof 350.00 feet to the true point of beginning;
Thence continuing East along the South line of said Section 958.00 feet;
Thence North $36^{\circ}18'46''$ West 1,107.65 feet;
Thence South $44^{\circ}11'02''$ West 178.74 feet;
Thence South $66^{\circ}59'32''$ West 356.08 feet to a point on the North line of that certain tract of land as conveyed to Leslie D. Tracy, a married man, by deed dated January 31, 1976, and recorded January 31, 1976, under Auditor's File No. 694135, records of Skagit County, Washington;
Thence East along the North line of the said Tracy property 150.27 feet to the Northeast corner thereof;
Thence South along the East line of the said Tracy property 627.14 feet to the true point of beginning.

Situated in Skagit County, Washington



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