

When Recorded Return to:
THOMAS K. STUDEBAKER
DANA J. STUDEBAKER
3248 Old Hwy 99 North Rd.
Burlington WA 98223



200709240149

Skagit County Auditor

9/24/2007 Page

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2 11:25AM

Chicago Title Company - Island Division
Order No: BE11628 MJJ Title Order No: IC43561

STATUTORY WARRANTY DEED

THE GRANTOR TAMI L. HOFKAMP, a married woman as her separate estate

for and in consideration of **Two Hundred Seventy Thousand and 00/100...(\$270,000.00)**
DOLLARS in hand paid, conveys and warrants to **THOMAS K. STUDEBAKER and DANA J. STUDEBAKER, husband and wife**

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

Abbreviated Legal: That portion of the Northwest Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, being more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 360420-2-002-0012 P49572

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described below:

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: September 18, 2007


TAMI L. HOFKAMP

4505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

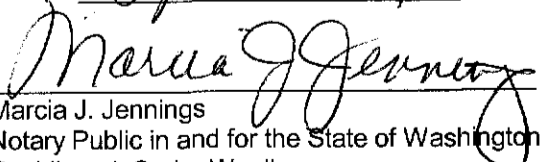
SEP 24 2007

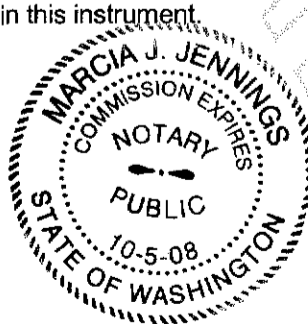
STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that TAMI L. HOFKAMP is 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: September 19, 2007


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE11628 MJJ

That portion of the Northwest Quarter of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of said Section 20;
Thence South $89^{\circ}05'13''$ East, along the North line of said Section 20, 1,713.58 feet to an intersection with the Westerly margin of the State Highway (Samish Road);
Thence South $23^{\circ}38'$ East, along said Westerly margin, 797.75 feet to a point of curvature in said Westerly margin;
Thence along the arc of said curve to the right having a radius of 5,680.0 feet, through a central angle of $1^{\circ}53'00''$, an arc distance of 186.70 feet to the true point of beginning;
Thence continue along the arc of said curve, through a central angle of $5^{\circ}21'00''$, an arc distance of 530.37 feet;
Thence South $70^{\circ}40'$ West 362.30 feet;
Thence North $29^{\circ}03'02''$ West 537.89 feet to a point that is South $70^{\circ}40'00''$ West from the true point of beginning;
Thence North $70^{\circ}40'00''$ East 455.48 feet to the true point of beginning;

Also known as Tract J of that certain Survey recorded July 29, 1976, under Auditor's File No. 839983, records of Skagit County, Washington.

Situated in Skagit County, Washington



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Skagit County Auditor