

When Recorded Return to:
JOHN P. RAVNIK
9516 Pulver Road
Burlington WA 98233



200805230129
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11912 MJJ Title Order No: IC45606

STATUTORY WARRANTY DEED

THE GRANTOR **KEITH W. JOHNSON-GUTHRIE** and **LISA JOHNSON-GUTHRIE**, husband and wife

for and in consideration of **Three Hundred Eighty Thousand and 00/100...(\$380,000.00) DOLLARS** in hand paid, conveys and warrants to **JOHN P. RAVNIK, an unmarried individual**

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

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 350324-4-002-0503 P34783

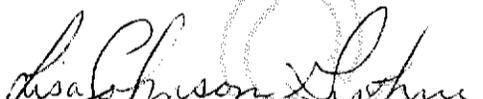
Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:

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: May 19, 2008



KEITH W. JOHNSON-GUTHRIE

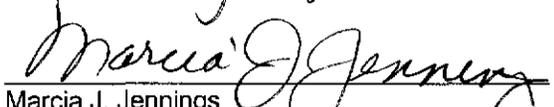


LISA JOHNSON-GUTHRIE

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **KEITH W. JOHNSON-GUTHRIE** and **LISA JOHNSON-GUTHRIE** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 20, 2008



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: BE11912 MJJ

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the county road, known as Pulver Road, a distance of 25 feet South of the North line of the Southeast Quarter;
thence Southerly along the West line of the county road along the East line of said subdivision, a distance of 173 feet to a point 99.6 feet North of the Northeast corner of that certain parcel conveyed to Ron S. and Barbara L. Vercoe by Correction Deed recorded under Auditor's File No. 8811010024, records of Skagit County, Washington;
thence West along the North line of said Vercoe Tract, a distance of 241 feet;
thence North to the South line of Cook Road, said point being 25 feet South of the North line of said Southeast Quarter;
thence East along said South line, a distance of 241 feet to the point of beginning;

Situated in Skagit County, Washington.

1647
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2008

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By *Ln* Deputy



200805230129
Skagit County Auditor