

When Recorded Return to:  
JEFFREY R. BEDFORD  
THERESA M. BEDFORD



200805300133  
Skagit County Auditor

5/30/2008 Page 1 of 3 1:12PM

Chicago Title Company - Island Division  
Order No: BE11924 MJJ Title Order No: IC45698

### STATUTORY WARRANTY DEED

THE GRANTOR **Charlotte Elaine Stougard and Barbara Jeannette Lemmon, Partners of the SHAW FAMILY REAL ESTATE PARTNERSHIP AGREEMENT**

for and in consideration of **One Hundred Sixty Thousand and 00/100...(\$160,000.00) DOLLARS** in hand paid, conveys and warrants to **JEFFREY R. BEDFORD and THERESA M. BEDFORD, husband and wife**

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

**Abbreviated Legal:** Tract E, ASSESSOR'S PLAT OF KIKET VIEW, as more fully described in Exhibit "A" which is attached hereto and made a part hereof..

**Together with that certain 1999 Chariot Eagle Park Model, License Number +207245 and Vin Number CEW1PA20216990901.**

Tax Parcel Number(s): 3935-000-005-0009 P66254

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 20, 2008

### SHAW FAMILY REAL ESTATE PARTNERSHIP AGREEMENT

*Charlotte E. Stougard*  
Charlotte Elaine Stougard, Partner

*Barbara J. Lemmon*  
Barbara Jeannette Lemmon, Partner

1745  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 30 2008

Amount Paid \$ 2853.00  
Skagit Co. Treasurer  
By *mam* Deputy

STATE OF TEXAS  
COUNTY OF Smith

I certify that I know or have satisfactory evidence that Charlotte Elaine Stougaard, Partner, to me known to be the Partner of the SHAW FAMILY REAL ESTATE PARTNERSHIP AGREEMENT the entity that she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

Dated: May 21, 2008

Todd Robinson

Notary Public in and for the State of Texas  
Residing at 20599 FM 16 W Lindale TX 75771  
My appointment expires: 11/7/2011  
Printed Name of Notary: Todd Robinson



STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Barbara Jeannette Lemmon, to me known to be the Partner of the SHAW FAMILY REAL ESTATE PARTNERSHIP AGREEMENT the entity that she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

Dated: May 27, 2008

Marcia J. Jennings

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



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EXHIBIT 'A'

**Description:**

**Order No:** BE11924 MJJ

**PARCEL A:**

Tract E, ASSESSOR'S PLAT OF KIKET VIEW, according to the plat thereof recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

An undivided one-sixth interest in Tract C, ASSESSOR'S PLAT OF KIKET VIEW, according to the plat thereof recorded in Volume 9 of Plats, page 95, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL C:**

A non-exclusive easement for access for and purposes to the above described tracts, being 25 feet in width, and specifically described as follows:

Beginning at the point of intersection of the South line of said North 150 feet of the South 750.32 feet of Government Lot 2 with the East line of Government Lot 2;  
Thence North 88°34'00" West along said South line a distance of 30.00 feet to a point on the West right of way line of the County Road along the East line of said Government Lot 2, which point is the true point of beginning of this easement description;  
Thence North 88°34'00" West along said South line of the North 150 feet of the South 750.32 feet of Government Lot 2, a distance of 908.00 feet;  
Thence North 0°35'30" East, a distance of 25.00 feet;  
Thence South 88°34'00" East, a distance of 718.00 feet, to a point on the West right of way line of said County Road along the East line of Government Lot 2;  
Thence South 0°35'30" West along the West right of way line of said County Road, a distance of 25.00 feet to the true point of beginning of this easement description.

Situated in Skagit County, Washington



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