

When Recorded Return to:
MATTHEW M. MAHAFFIE
HEATHER A. MAHAFFIE
8629 Copper Lane
Sedro Woolley WA 98284



200808290116

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV3263 MKP Title Order No: IC46325

STATUTORY WARRANTY DEED

THE GRANTOR WILLIS KELLY JR., a single person, as his separate estate, and not as a domestic partnership

for and in consideration of **Two Hundred Nineteen Thousand Nine Hundred and 00/100...(\$219,900.00) DOLLARS**

in hand paid, conveys and warrants to

MATTHEW M. MAHAFFIE and HEATHER A. MAHAFFIE, husband and wife

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

Abbreviated legal description: That portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 350414-0-014-0003 P36549
350414-0-009-0000 P36542

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: August 27, 2008

Willis Kelly Jr.
WILLIS KELLY JR. Date

2831
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2008

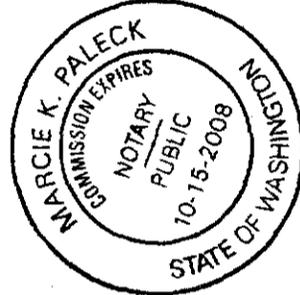
Amount Paid \$ 3919.22
By Skagit Co. Treasurer Deputy
MF

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIS KELLY JR. (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 29 2008

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



UNOFFICIAL DOCUMENT



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EXHIBIT 'A'

Description:

Order No: IMV3263 MKP

PARCEL A:

That portion of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;
Thence East along the North boundary of said tract, a distance of 215 feet;
Thence South on a line parallel with the West line of the above described tract, a distance of 605 feet;
Thence West on a line parallel with the North line of said tract, a distance of 215 feet to the Westerly edge of the above described tract;
Thence North to the point of beginning;

EXCEPT that portion lying Northerly of the Southerly line of the following described tract:

That portion of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;
Thence East along the North boundary of said tract, 215 feet;
Thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning;
Thence continue South along said parallel line, a distance of 158 feet;
Thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of said Section 14, that is 531 feet South of the Northwest corner thereof;
Thence North along said West line to a point that is 200 feet South of the Northwest corner of said East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter;
Thence East to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

Beginning at a point 605 feet South of the Northwest corner of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;
Thence East 140 feet to the Northeast corner;
Thence South 100 feet to the Southeast corner;
Thence West 140 feet to the Southwest corner;
Thence North 100 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL C:

A non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast Quarter of the Southwest Quarter lying South of the above described Parcel B and Northerly of the county road which roadway extends along or near the West line of said portion South of the above described tract from the old grade road North to the South line of the above described tract, and curving slightly to the East so as to join said South line at a point approximately 20 feet East of the Southwest corner of said tract.



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