

When Recorded Return to:  
PATRICK E. CONNER  
DEBRA S. CONNER  
P24610 and P24633  
Mount Vernon WA 98273



200909180071  
Skagit County Auditor

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**Chicago Title Company - Island Division**  
Order No: 620005815 MJJ Title Order No: 620005815

**STATUTORY WARRANTY DEED**

THE GRANTOR **DONALD E. AUSTIN and BARBARA A. AUSTIN, husband and wife**

for and in consideration of **One Hundred Fifty Thousand and 00/100...(\$150,000.00) DOLLARS** in hand paid, conveys and warrants to **PATRICK E. CONNER and DEBRA S. CONNER, husband and wife**

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

**Abbreviated Legal Description:** The Northwest Quarter of the Southeast Quarter and all that portion of the Northeast Quarter of the Southwest Quarter, lying East of Northern Pacific Railroad right-of-way, all in Section 12, Township 34 North, Range 4 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): 340412-3-001-0005 P24610 and 340412-4-002-0002 P24633

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

Island 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 Island County Code and shall not be subject to legal action as a public nuisance.

Dated: September 16, 2009

DONALD E. AUSTIN

BARBARA A. AUSTIN

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DONALD E. AUSTIN and BARBARA A. AUSTIN (is/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: September 18, 2009

Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2012



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**  
MJJ

**Order No:** 620005815

The Northwest Quarter of the Southeast Quarter and all that portion of the Northeast Quarter of the Southwest Quarter, lying East of Northern Pacific Railroad right-of-way, all in Section 12, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT road and drainage ditch rights-of-way;

AND EXCEPT those portions of said Northwest Quarter of the Southeast Quarter described as follows:

Beginning at a point where the West line of the County Road running in a generally Northerly and Southerly direction in said Northwest Quarter of the Southeast Quarter, intersects with the North line of said Northwest Quarter of the Southeast Quarter;  
Thence South 400 feet along the West line of said road;  
Thence West 200 feet;  
Thence North to a point on the North line of said subdivision;  
Thence East along the North line of said subdivision to the point of beginning;

Beginning at a point where the North line of said subdivision intersects the East line of County road known as Gray-Austin Road;  
Thence Southerly along the East line of said County road, 140 feet;  
Thence East 520 feet, more or less, to the East line of said subdivision;  
Thence North along said East line 140 feet, more or less, to the North line of said subdivision;  
Thence West along said North line, 511 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.



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Skagit County Auditor