

When Recorded Return to:
CLINTON E. CARNELL, SR.
9078 Stevenson Road
Anacortes WA 98221



200909300098
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: 620005095 CLT Title Order No: 620005095

STATUTORY WARRANTY DEED

THE GRANTOR **TODD C. MCCORMACK** and **PAMELA K. MCCORMACK**, husband and wife

for and in consideration of **Four Hundred Forty Thousand and 00/100...(\$440,000.00) DOLLARS**

in hand paid, conveys and warrants to **CLINTON E. CARNELL, SR., a single man** and **JACQUELINE VAN VLIET, a single woman**

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

Abbreviated Legal: Ptn. N/2 SW SW 3-34-2

Tax Parcel Number(s): P19747

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described in Exhibit "B" attached hereto and made a part hereof.

Dated: September 4, 2009

TODD C. MCCORMACK

PAMELA K. MCCORMACK

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TODD C. MCCORMACK and PAMELA K. MCCORMACK (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: September 25, 2009

Cheryl L. Rueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/11



2983
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2009

Amount Paid \$ 7837.00
Skagit Co. Treasurer
By MAM Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:
CLT

Order No: 620005095

PARCEL A:

Beginning at a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, which is 264 feet East of the Northwest corner thereof, said point being the Northwest corner of a tract of land conveyed to Kenneth W. Gilden and Celia Gilden, husband and wife, by deed recorded September 6, 1977, under Auditor's File No. 864101, records of Skagit County, Washington;
Thence South along the West line of said tract, and the West line of a tract of land conveyed to Kenneth W. Gilden and Celia Gilden, husband and wife, by deed recorded September 6, 1977, under Auditor's File No. 846100, records of Skagit County, Washington, a distance of 165 feet to the Southwest corner of said last referred to tract;
Thence East along the South line of said tract and said line extended East, a distance of 264 feet;
Thence North parallel to the West lines of the above referenced deeds, a distance of 165 feet to the North line of said subdivision;
Thence West 264 feet to the point of the beginning;

EXCEPT County road.

Situated in Skagit County, Washington.

PARCEL B:

A parcel of land in the North Half of the Southwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of that tract conveyed to Todd C. and Pamela K. McCormack, husband and wife, by deed recorded April 29, 1997 under Auditor's File No. 9704290111, and continuing thence South along the Southerly extension of the West line of the above described McCormack tract, a distance of 35 feet;
thence East and parallel with the South line of the McCormack tract, a distance of 264 feet;
thence North along the Southerly extension of the East line of the McCormack tract to the Southeast corner thereof;
thence West along said South line a distance of 264 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.



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Exhibit B

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.



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