

When Recorded Return to:
VINCENT W. KUCERA
MARCIA R. KUCERA
4114 Pueblo Heights
Mount Vernon WA 98273



200910280120
Skagit County Auditor

10/28/2009 Page 1 of 2 3:44PM

Chicago Title Company - Island Division
Order No: 620006524 MJJ Title Order No: 620006524

STATUTORY WARRANTY DEED

THE GRANTOR **RAMOND E. HAMILTON**, a single individual

for and in consideration of **Three Hundred Twelve Thousand Five Hundred and 00/100...(\$312,500.00) DOLLARS** in hand paid, conveys and warrants to **VINCENT W. KUCERA and MARCIA R. KUCERA, husband and wife**

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

Abbreviated Legal Description: Lot 109, THUNDERBIRD EAST FIRST ADDITION and Lot 109A, THUNDERBIRD EAST FOURTH ADDITION, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4379-000-109-0005 P80862 and ⁴⁴⁷⁶4379-000-109-0007 P83215


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

Dated: October 22, 2009


RAMOND E. HAMILTON

³³⁰²
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 28 2009

Amount Paid \$ ^{5567.50}
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RAMOND E. HAMILTON (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 26, 2009

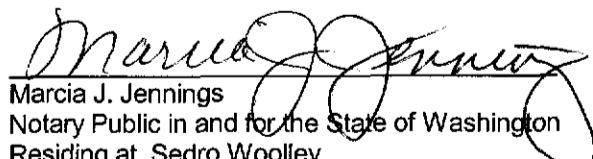

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2012



EXHIBIT 'A'

Description:
MJJ

Order No: 620006524

PARCEL A:

Lot 109, THUNDERBIRD EAST FIRST ADDITION, according to the plat thereof recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lot 109A, THUNDERBIRD EAST FOURTH ADDITION, according to the plat thereof recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

An easement for ingress, egress and utilities over and across the Southwesterly 20 feet of Tracts 107 and 108, Thunderbird East First Addition, according to the plat thereof recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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.



200910280120
Skagit County Auditor