


When Recorded Return to:  
CLINT A. SHEARER  
26661 Old Day Creek Road  
Sedro Woolley WA 98284

  
200204250071  
Skagit County Auditor  
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**Island Title Company**  
Order No: BE6061 MJJ  
B19896

**STATUTORY WARRANTY DEED**

THE GRANTOR RICHARD T. MOONEY III and MICHELLE R. MOONEY, husband and wife

for and in consideration of One Hundred Ninety-Three Thousand Five Hundred and 00/100...(\$193,500.00) DOLLARS in hand paid, conveys and warrants to CLINT A. SHEARER, a single person

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

Lot 1 SP#95-017 being a  
**Portion of the Southwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 6 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.**

Tax Account No. : 350533-4-007-0208 P40620  
350533-4-007-0700 P110598

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as 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: April 18, 2002

*Richard T. Mooney III*  
RICHARD T. MOONEY III  
*Michelle R. Mooney*  
MICHELLE R. MOONEY

APR 25 2002

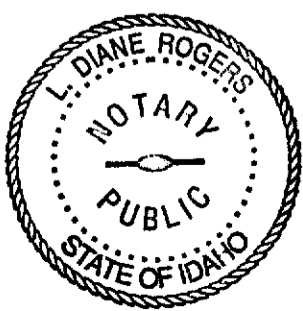
Amount Paid \$2960.55  
Skagit Co. Treasurer  
By *Jr* Deputy

STATE OF IDAHO  
COUNTY OF *Valley*

I certify that I know or have satisfactory evidence that RICHARD T. MOONEY III and MICHELLE R. MOONEY 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 therein mentioned in this instrument.

Dated: 4-22-02

*L Diane Rogers*  
Printed Name: *L Diane Rogers*  
Notary Public in and for the State of Idaho  
Residing at *McCall, ID*  
My appointment expires: *8-31-06*



Island Title Company

EXHIBIT 'A'

**Description:**

**Order No:** BE6061 MJJ

**PARCEL A:**

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 95-017, approved September 7, 1995, recorded September 14, 1995 in Volume 12 of Short Plats, page 26, under Auditor's File No. 9509140001 and being a portion of the Southwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian.

**PARCEL B:**

An easement for ingress, egress and utilities over that portion of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 95-017 approved September 7, 1995, recorded September 14, 1995 in Volume 12 of Short Plats, page 26, under Auditor's File No. 9509140001 and being a portion of the Southwest Quarter of the Southeast Quarter of Section 33, Township 35 North, Range 5 East of the Willamette Meridian, shown as "EASEMENT B" and delineated on the face of said Short Plat.

Situated in Skagit County, Washington.



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