

When Recorded Return to:
JOEL A. SEMANKO
ANDREA L. SEMANKO
3409 Shelly Hill Road
Mount Vernon, WA 98274



200302270158
Skagit County Auditor

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Island Title Company
Order No: BE7168 MJJ
C25693

STATUTORY WARRANTY DEED

THE GRANTOR GLEN S. WHITFIELD and KATRINA WHITFIELD, husband and wife

for and in consideration of Three Hundred Twenty-Nine Thousand and 00/100...(\$329,000.00)
DOLLARS in hand paid, conveys and warrants to JOEL A. SEMANKO and ANDREA L. SEMANKO,
husband and wife

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

Lot 63, MADDOX CREEK P.U.D PHASE 1, according to the plat thereof, recorded in
Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4681-000-063-0000 P109357

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

Dated: February 11, 2003


Glen S. Whitfield

878


Katrina Whitfield

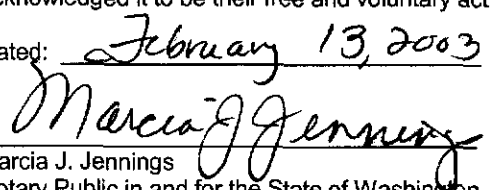
STATE OF WASHINGTON
COUNTY OF Skagit

FEB 27 2003

5856.20
mam

I certify that I know or have satisfactory evidence that GLEN S. WHITFIELD and KATRINA WHITFIELD 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: February 13, 2003


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004



Island Title Company

EXHIBIT 'A'

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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