

When Recorded Return to:  
ERIC J. THOMPSON  
HEATHER L. THOMPSON  
17121 Sam Bell Road  
Bow WA 98232



200311140206  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE8487 MKP

C28998

**STATUTORY WARRANTY DEED**

THE GRANTOR KEITH J. VANDERBEEK, and TAMMY JOHNSTON, husband and wife

for and in consideration of Two Hundred Sixty Thousand and 00/100...(\$260,000.00)  
DOLLARS

in hand paid, conveys and warrants to

ERIC J. THOMPSON and HEATHER L. THOMPSON, husband and wife

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

Abbreviated legal description: SE SE Sec. 22, T34N, R4E W.M. See legal description  
attached hereto and by reference made a part hereof.

Tax Account No. : 350313-3-005-0105 P34194

**Subject to: Restrictions, reservations and easements of record.** 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: November 12, 2003

KEITH VANDERBEEK 11-13-03  
Date

TAMMY JOHNSTON 11-13-03  
Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KEITH VANDERBEEK and TAMMY JOHNSTON 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: November 13 2003

Marje K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2004  
LPB No. 10

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

5897

NOV 14 2003

Amount Paid \$ 3,978.00  
Skagit Co. Treasurer  
By Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE8487 MKP

**PARCEL A:**

That portion of the Southwest Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 3 East of the Willamette Meridian, lying Southerly of the Samish River and lying West of a line drawn North at right angles to the South line of said Southwest Quarter, that is 550 feet East of the Southwest corner of said Section 13, as measured along the South line of said section, and lying Northeasterly of the Pacific Highway;

EXCEPT that portion thereof, if any, lying within the West 20 feet of said Southwest Quarter of the Southwest Quarter, as conveyed to Skagit County for road purposes by Deed recorded May 5, 1898, in Volume 34 of Deeds, page 354, under Auditor's File No. 28473, records of Skagit County, Washington;

AND EXCEPT the as built and existing county road along the South line thereof commonly known as the Sam Bell Road;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the South line of Section 13, with the centerline of the Pacific Highway at a point 263 feet East of the Southwest corner of Section 13;

Thence North  $33^{\circ}39'$  West, 253.93 feet along the centerline of said Pacific Highway as shown by the pavement;

Thence at right angles to said highway, North  $56^{\circ}21'$  East 150 feet;

Thence South  $33^{\circ}39'$  East 353.78 feet to the South line of Section 13;

Thence West 180.19 feet to the beginning;

AND ALSO EXCEPT that portion of the Southwest Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of said Section 13 with the centerline of the Pacific Highway, also known as Chuckanut Drive, at a point 263 feet East of the Southwest corner of Section 13;

Thence North  $33^{\circ}39'$  West 253.93 feet along the centerline of said Pacific Highway, as shown by the pavement to the true point of beginning;

Thence at right angles to said highway, North  $56^{\circ}21'$  East, a distance of 150 feet, more or less, to an existing fence line;

Thence North  $33^{\circ}39'$  West, more or less, along said fence line to the Samish River;

Thence Westerly along Samish River to the centerline of the Pacific Highway;

Thence Southeasterly along said centerline to the true point of beginning;

EXCEPT from the above, the right-of-way of the Pacific Highway, also known as Chuckanut Drive.

**PARCEL B:**

That portion of the Southwest Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 550 feet East of the Southwest corner of said Section 13;

Thence East 174 feet;

Thence North 420 feet;

Thence West 33 feet;

Thence North 436 feet, more or less, to the Samish River;

Thence Southwesterly along the Samish River to a point North of the point of beginning;



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Thence South 544.5 feet, more or less, to the point of beginning;

EXCEPT county road along the South line thereof;

AND EXCEPT the following described tract:

Beginning at a point 646.5 feet East and 20 feet North of the Southwest corner of said Section 13;

Thence North 149.18 feet;

Thence East 73 feet;

Thence South 149.18 feet;

Thence West 73 feet to the place of beginning.

ALL situated in Skagit County, Washington.



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