

When Recorded Return to:
DANIEL E. BERNARD
NANCY C. BERNARD
1416 Lindsay Loop Road, #105
Mount Vernon, WA 98273



200405060096
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE9094 MJJ
IC30997✓

STATUTORY WARRANTY DEED

THE GRANTOR NORD NORTHWEST CORPORATION, a Washington corporation

for and in consideration of One Hundred Thirty-Three Thousand and 00/100...(\$133,000.00)
DOLLARS in hand paid, conveys and warrants to DANIEL E. BERNARD and NANCY C.
BERNARD, husband and wife

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

Unit 105, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1,
according to the Declaration thereof recorded September 12, 2003, under Auditor's File
No. 200309120223, and Survey Map and Plans thereof recorded September 12, 2003,
under Auditor's File No. 200309120222, records of Skagit County, Washington; being a
portion of Lot B-12, MADDOX CREEK P.U.D. PHASE 3, recorded August 14, 2000,
under Auditor's File No. 200008140137, records of Skagit County, Washington.

Tax Account No. : 4822-001-105-0000 P120825

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

Dated: April 29, 2004

NORD NORTHWEST CORPORATION

Richard G. Nord, Sr.

#2225
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 06 2004

Amount Paid \$ 236740
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Richard G. Nord, Sr. the person(s) who appeared before me,
and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the
instrument and acknowledged it as the President of NORD NORTHWEST CORPORATION to be the free and
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 29, 2004

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



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EXHIBIT 'A'

Island 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 Island County Code and shall not be subject to legal action as a public nuisance.



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