

When Recorded Return to:
STEPHANIE L. WAHLGREN
EDWARD WAHLGREN
475 Spring Lane
Sedro Woolley, WA 98284



200406290133
Skagit County Auditor

6/29/2004 Page 1 of 2 11:52AM

Chicago Title Company - Island Division
Order No: BE9172 MJJ
IC31424 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES KOGAN STEPHAN, a married man as his separate estate

for and in consideration of One Hundred Sixty-Five Thousand Five Hundred and 00/100...(\$165,500.00) DOLLARS in hand paid, conveys and warrants to STEPHANIE L. WAHLGREN and EDWARD WAHLGREN, wife and husband

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

Lot 71, "PLAT OF SPRING MEADOWS - DIV I" as per plat recorded in Volume 17 of Plats, pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4732-000-071-0000 P114875

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.

3299
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: June 24, 2004

JAMES KOGAN STEPHAN

STATE OF WASHINGTON
COUNTY OF Skagit

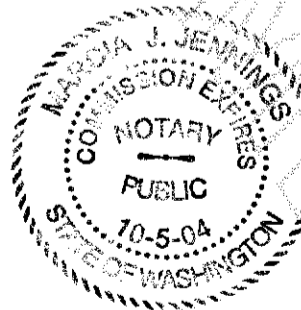
JUN 29 2004

Amount Paid \$ 2945.90
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that JAMES KOGAN STEPHAN 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 therein mentioned in this instrument.

Dated: June 25, 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'

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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