

When Recorded Return to:  
JANICE C. RAFFAUF  
1506 Wildflower Way  
Sedro Woolley WA 98284



200407160171  
Skagit County Auditor

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**Chicago Title Company - Island Division**  
Order No: IMV0391-MKP  
IC31672 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR SAUK MOUNTAIN VILLAGE, L.L.C., a Washington Limited Liability Company

for and in consideration of One Hundred Thirty-Nine Thousand Nine Hundred and 00/100...(\$139,900.00) DOLLARS

in hand paid, conveys and warrants to

JANICE C. RAFFAUF, an unmarried individual

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

Lot 54, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER,  
according to the plat thereof recorded May 9, 2003, under Auditor's File No.  
200305090001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Together with the exclusive right to use Garage Space CH-54  
assigned to Lot 54.

Tax Account No. : 4813-000-054-0000 R120359

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: July 14, 2004

SAUK MOUNTIAN VILLAGE LLC

*Frederick G. Flemming*  
FREDERICK G. FLEMMING, Member Date 7/15/04

# 3703  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 16 2004

Amount Paid \$ 3490<sup>32</sup>  
Skagit Co. Treasurer

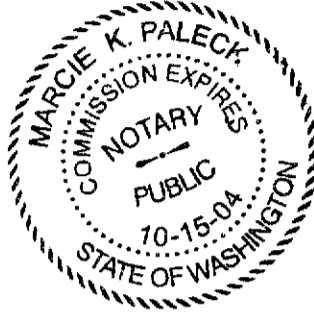
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that FREDERICK FLEMING to me known to be the President , of SAUK MOUNTAIN VILLAGE LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: July 17 2004

Marcie K. Paleck

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2004



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