

When Recorded Return to:  
STEPHEN E. WARE  
MARSHA A. WARE  
1405 Wildflower Way  
Sedro Woolley WA 98284



200408100149  
Skagit County Auditor  
8/10/2004 Page 1 of 2 3:50PM

Chicago Title Company - Island Division  
Order No: IMV0293 MKP

1031375 ✓

**STATUTORY WARRANTY DEED**

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

for and in consideration of One Hundred Sixty-Two Thousand Five Hundred and 00/100...(\$162,500.00) DOLLARS

in hand paid, conveys and warrants to

STEPHEN E. WARE and MARSHA A. WARE, husband and wife

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

Lot 60, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, according to the plat thereof, as recorded May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4813-000-060-0000 P120365

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: August 4, 2004

SAUK MOUNTAIN VILLAGE LLO

By: Frederick G. Flemming President/Member Date

8/5/04

# 4213  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FAUG 10 2004

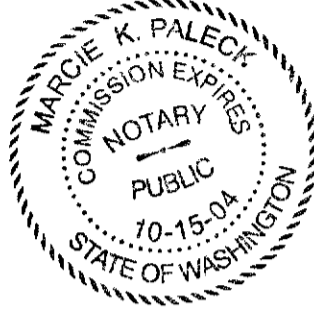
Amount Paid \$ 2892.50  
By: Skagit County Treasurer Deputy

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: August 5 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



200408100149  
Skagit County Auditor