

When Recorded Return to:
MICHAEL ALVORD
PAMELA ALVORD
P.O. Box 397
LaConner WA 98257



200408170098

Skagit County Auditor

8/17/2004 Page

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3 3:17PM

Chicago Title Company - Island Division

Order No: IMV0410 NLC

IC31946 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, JAIME SMITH, as his separate estate

for and in consideration of Two Hundred Thirty Thousand and 00/100...(\$230,000.00) Dollars

in hand paid, conveys and warrants to MICHAEL ALVORD and PAMELA ALVORD, husband and wife

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

Ptn. NE SW Sec 27, T34N, R2 EWM & Ptn TR A FAHLEN'S SNEE-OOSH TRACTS


Legal description as described in Exhibit "A" attached hereto and by this reference made a part hereof

Tax Account No. : 340227-0-023-0109 P20769; 340227-0-024-0009 P20770
3912-000-098-0004 P65274

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 12, 2004


JAIME SMITH
8/16/04
Date

4358
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

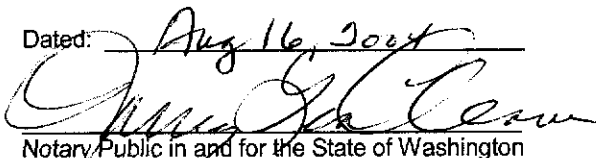
AUG 17 2004

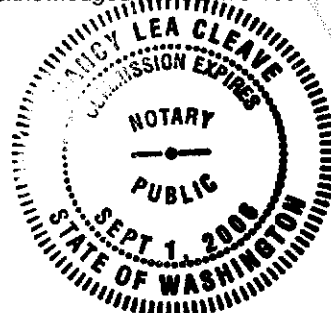
Amount Paid \$ 4094.00
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAIME SMITH is 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: Aug 16, 2004


Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires 9-1-06:



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV0410 NLC

Parcel A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning to the Southwest corner of said Northeast Quarter of the Southwest Quarter;
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter a distance of 171.00 feet to the true point of beginning of this description;

Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 79.00 feet;

Thence South 88°28'50" East, a distance of 100.00 feet;

Thence South 1°31'10" West, a distance of 50.00 feet;

Thence South 14°19'46" West, a distance of 29.74 feet;

Thence North 88°28'50" West, a distance of 93.41 feet to the true point of beginning of this description,

EXCEPT that portion thereof lying Northerly and Westerly of the Northerly and Westerly lines of that certain tract conveyed to Agnes D. Horn by deed dated July 7, 1955, recorded August 5, 1955, under Auditor's File No. 522070, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract A of the "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", as per plat recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract A;

Thence South 1°31'10" West along the East line of said Tract A, a distance of 79.00 feet;

Thence North 88°28'50" West, a distance of 3.67 feet to a point of the West line of said Tract A;

Thence North 4°10'52" East along the West line of said Tract A, a distance of 79.08 feet to the point of beginning.

Situated in Skagit County, Washington

Parcel B:

That portion of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Northeast Quarter of the Southwest Quarter;
Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 77.53 feet to the true point of beginning of this description;

Thence North 1°31'10" East along the West line of said Northeast Quarter of the Southwest Quarter, a distance of 93.47 feet;

Thence South 88°28'50" East, a distance of 93.41 feet;

Thence South 14°19'46" West, a distance of 134.90 feet;

Thence North 57°32'50" West, a distance of 74.04 feet to the true point of beginning of this description.

TOGETHER WITH that portion of Tract A of the "ASSESSOR'S PLAT OF FAHLEN'S SNEE-OOSH TRACTS", as per plat recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said Tract A, which point bears South 1°31'10" West, a distance of 79.00 feet from the most Northerly corner of said Tract A.



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Thence South $1^{\circ}31'10''$ West along said East line of Tract A, a distance of 93.47 feet;
Thence North $57^{\circ}32'50''$ West, a distance of 9.09 feet to a point on the West line of said Tract A;
Thence North $4^{\circ}10'52''$ East along the West line of said Tract A, a distance of 88.90 feet to a point which bears South $4^{\circ}10'52''$ West, a distance of 79.08 feet from the most Northerly corner of said Tract A;
Thence South $88^{\circ}28'50''$ East, a distance of 3.67 feet to the point of beginning.

Situated in Skagit County, Washington

