

When Recorded Return to:
SERENA SASS
712 Brickyard Blvd
Sedro Woolley WA 98284



200412150075
Skagit County Auditor

12/15/2004 Page 1 of 1 11:41AM

Chicago Title Company - Island Division
Order No: BE9541 MAM

1033777

STATUTORY WARRANTY DEED

THE GRANTORS, **DAVID I. MCMATH** and **ANNATHEA MCMATH**, husband and wife

for and in consideration of Two Hundred Eighty-Five Thousand and 00/100...(\$285,000.00)
Dollara in hand paid, conveys and warrants to

SERENA SASS, a married woman, as her separate estate

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

Lot 7, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded August 23, 2001,
under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4779-000-007-0000 P118252

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance, as follows: 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.

Situated in Skagit County, Washington.

Dated: December 9, 2004

DAVID I. MCMATH

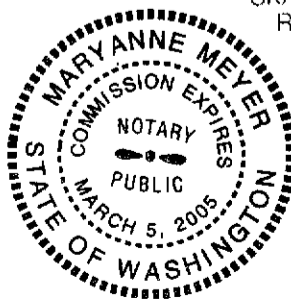
ANNATHEA MCMATH

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DAVID I. MCMATH and ANNATHEA MCMATH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: December 10, 2004

Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2005



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6710
DEC 15 2004
5073.00

Amount Paid \$
By Skagit Co. Treasurer
Deputy