

When Recorded Return to:
BRETT L. SMITH
RHONDA L. SMITH
7519 Smith Drive
Sedro Woolley WA 98284



200502040110
Skagit County Auditor

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Chicago Title Company - Island Division

Order No: BE9591 MJJ

IC 33665

STATUTORY WARRANTY DEED

THE GRANTOR KATHI A. OSBORNE, Personal Representative and EDWARD R. BACUS, Personal Representative of THE ESTATE OF FLOYD WATSON, deceased

for and in consideration of Sixty-Eight Thousand Five Hundred and 00/100...(\$68,500.00) DOLLARS in hand paid, conveys and warrants to BRETT L. SMITH and RHONDA L. SMITH, husband and wife and JORDAN SMITH, a single person

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

A portion of Tract 4, SEDRO ACREAGE, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 4170-000-004-0101 P76922

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "B" which is attached hereto and made a part hereof.

Dated: January 18, 2005

The Estate of Floyd Watson, deceased

Kathi A. Osborne, Personal Representative

Edward R. Bacus, Personal Representative

565
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 04 2005

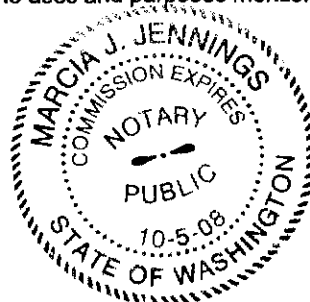
Amount Paid \$ 1219.30
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Kathi A. Osborne and Edward R. Bacus are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledge it as the co-personal representatives of The Estate of Floyd Watson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 3, 2005

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

Description:

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The North 105 feet of the South 180 feet of the East 115.5 feet of Tract 4, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPTING THEREFROM that portion conveyed to the City of Sedro-Woolley under Auditor's File No. 9809280129, records of Skagit County, Washington, more particularly described as follows:

The East 10 feet of the North 105 feet of the South 180 feet of Tract 4, Sedro Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit B

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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