

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



200502040111  
Skagit County Auditor

2/4/2005 Page 1 of 2 12:09PM

**Chicago Title Company - Island Division**  
Order No: BE9590 MJJ  
*IC 33664 ✓*

**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 One Hundred Sixty-Eight Thousand Five Hundred and 00/100...(\$168,500.00) 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. : 4170-000-004-0234 P76926

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 19, 2005

**The Estate of Floyd Watson, deceased**

*Kath B*  
\_\_\_\_\_  
Kathi A. Osborne, Personal Representative

*Edward R. Bacus*  
\_\_\_\_\_  
Edward R. Bacus, Personal Representative

# 56dp  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 04 2005

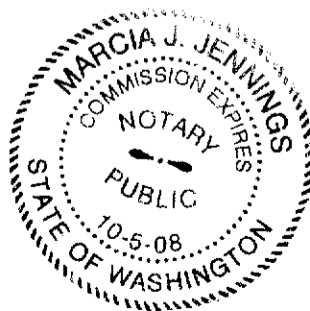
Amount Paid \$ *2999.30*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

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



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE9590 MJJ

The West 96.5 feet of the East 212 feet of Tract 4, SEDRO ACREAGE, according to the plat thereof, recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the Northerly 20 feet, more or less as conveyed to the City of Sedro-Woolley under Auditor's File No. 199911190064, 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.



200502040111  
Skagit County Auditor