

AFTER RECORDING MAIL TO:
Jacob Verhoeve
25663 Minkler Road
Sedro Woolley, WA 98284



200505190117
Skagit County Auditor

5/19/2005 Page 1 of 3 3:52PM

Filed for Record at Request of
Security First Escrow, Inc.
Escrow Number: 05-00121-JM

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Travis R. Martinez
Grantee(s): Jacob Verhoeve and Kristen Muir
Abbreviated Legal: LOT 1, PLATE 1, PEAVEY'S ACREAGE
Assessor's Tax Parcel Number(s): 3966-001-008-0204/P67819, 3966-001-001-0201/P67807

THE GRANTOR Travis R. Martinez, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacob Verhoeve, a single man and Kristen Muir, a single woman the following described real estate, situated in the County of ~~Wahatchah~~, State of Washington. * Skagit
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".
SUBJECT TO: EXHIBIT "A" ATTACHED HERETO.
The subject property is within or near agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state and federal laws.

Dated 4/29/05

Travis R. Martinez
Travis R. Martinez

Jacob Verhoeve
Jacob Verhoeve
Kristen Muir
Kristen Muir

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2496
MAY 19 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5144.20
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Travis R. Martinez

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/29/05




Jody McNamara
Jody McNamara
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 4/08/2006

State of Washington
County of Whatcom } SS:

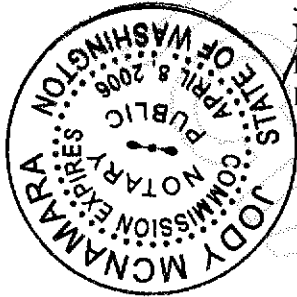
I certify that I know or have satisfactory evidence that Jacob Verhoeve and Kristen Muir

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5/2/05



Jody McNamara
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 4/08/2006



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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 10 RODS OF LOTS 1 AND 8, IN TRACT 1, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS, 17, 20, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO. WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH THAT CERTAIN AMBER MANUFACTURED HOME, 60 X 28, SERIAL NO. 67910211KAB.

SUBJECT TO:

1. Matters relating to road rights as disclosed by instruments recorded under Auditor's File Nos. 137339, 303448, 350830, 360531, 373535, 450092, 450093, 464026, 481776 and 736283.

2. SPECIAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF

Recorded: September 29, 1997
Auditor's File No.: 9709290065
Special Use Permit No.: PL97-0297
Regarding: Reference is made to the record for full particulars

3. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Travis Martinez
Recorded: November 7, 1997
Auditor's File No.: 9711070092
Regarding:

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Field Construction Ltd.
Purpose: For construction and maintenance by Grantee of a drainage system and water line

Area Affected:

Ten feet of my property, extending from the Southern boundary/Southwest corner at Minkler Road, all the way to the Northern boundary/Northwest corner of my property; and also a right-of-way easement over the Northernmost ten feet of my property, extending from the Northwest corner to the Eastern boundary/Northeast corner of my property.

Dated: February 24, 1998
Recorded: February 24, 1998
Auditor's No.: 9802240073

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Thomas Inc.
And: Jaun Martinez
Recorded: June 18, 1999
Auditor's No.: 9906180001
Regarding: For the maintenance and inspection of the TRD-1000 plant
(Copy Attached)

...END OF EXHIBIT "A"...

Page 2



200505190117
Skagit County Auditor