



200506070104
Skagit County Auditor

6/7/2005 Page 1 of 3 11:33AM

When Recorded Return to:
RACHEL E. PARKER
BRETT L. PARKER
14108 MacTaggart Avenue
Bow WA 98232

Chicago Title Company - Island Division
Order No: IMV1023 MKP

1235070 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JOE KELLY and DONNA KELLY, husband and wife

for and in consideration of Three Hundred Ten Thousand and 00/100...(\$310,000.00)
DOLLARS

in hand paid, conveys and warrants to

RACHEL E. PARKER and BRETT L. PARKER, husband and wife

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

Abbreviated legal description: Lots 3 and 4, HALLER'S SECOND ADDITION TO THE TOWN OF EDISON. See legal description attached hereto and by reference made a part hereof.

Tax Account No. : 4099-014-004-0001 P72991

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: June 5, 2005

Joe Kelly
JOE KELLY
Date 6/6/05

Donna Kelly
DONNA KELLY
Date 6/6/05

2886
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

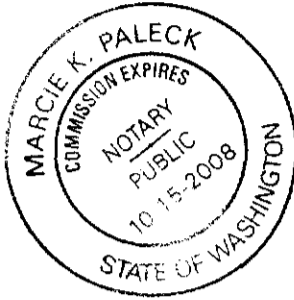
JUN 07 2005
Amount Paid \$ 5518.00
By *[Signature]*
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOE KELLY and DONNA KELLY the person(s) who appeared before me, and said person(s) 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: June 6 2005

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



UNRECORDED DOCUMENT



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Skagit County Auditor

EXHIBIT "A"

Lots 3 and 4, Block 14, HALLER'S SECOND ADDITION TO THE TOWN OF EDISON, according to the plat thereof, recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 6, Block 14, Haller's Second Addition to the Town of Edison, according to the plat thereof, recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim Deed recorded June 3, 2005, under Auditor's File No. 200506030078, records of Skagit County, Washington, as follows:

Commencing at the Southwest corner of said Lot 6;
Thence Northerly, along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
Thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
Thence along the North line of said Lot 6, North 88°27'56" East, a distance of 60.14 feet to the Northeast corner of said Lot 6;
Thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
Thence North 86°46'09" West, a distance of 60.01 feet to the true point of beginning;

EXCEPTING THEREFROM that portion of Lot 4, Block 14, Haller's Second Addition to the Town of Edison, according to the plat thereof, recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim Deed recorded June 3, 2005, under Auditor's File No. 200506030079, records of Skagit County, Washington, as follows:

Commencing at the Northwest corner of said Lot 4;
Thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.92 feet to the true point of beginning;
Thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
Thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right-of-way of Skagit Court;
Thence along the South line of said Lot 4 and the Northerly margin of said Skagit Court, South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
Thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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