

When Recorded Return to:
BRETT A. HANSON
SHARON K. RIPLEY
PO BOX 323
Bow WA 98232



200508100058
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE10082 MJJ
IC35663 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JEFFREY K. FLAUDING and KATHLEEN L. FLAUDING, husband and wife

for and in consideration of One Hundred Ninety-Nine Thousand Nine Hundred Fifty and 00/100...(\$199,950.00) DOLLARS in hand paid, conveys and warrants to BRETT A. HANSON, a single man as to an undivided one-third (1/3) interest and SHARON K. RIPLEY, a single woman, as to an undivided two-thirds (2/3) interest

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

A portion of the NE Quarter of the NW Quarter of Section 18, Township 35 North, Range 6 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Account No. : 350618-2-001-0008 P41633

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as described below:

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: August 9, 2005

Jeffrey K. Flauding 8/9/05
Jeffrey K. Flauding

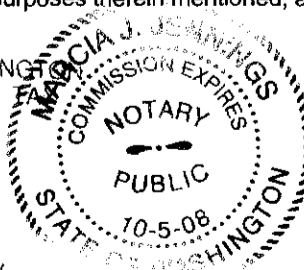
Kathleen L. Flauding
By: Jeffrey K. Flauding, P.A.
Kathleen L. Flauding
By: Jeffrey K. Flauding, her Attorney in Fact

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JEFFREY K. FLAUDING the person(s) who appeared before me, and is known to be the individual described in, and who executed the within instrument for himself and also as the Attorney in Fact for Kathleen L. Flauding and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself, and also as his free and voluntary act and deed as Attorney in Fact for said Kathleen L. Flauding in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

Dated: August 9, 2005 # 4311
SKAGIT COUNTY WASHINGTON REAL-ESTATE EXCISE

Marcia J. Jennings AUG 10 2005
Marcia J. Jennings
Notary Public in and for the State of Washington # 35044
Residing at Sedro Woolley Amount Paid \$
My appointment expires: 10/5/2008 Skagit Co. Treasurer
By [Signature] Deputy
LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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The East Half of the Northeast Quarter of the Northwest Quarter of Section 18, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the South 466.49 feet thereof;

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deed recorded January 14, 1958, under Auditor's File No. 560638, records of Skagit County, Washington;

AND ALSO EXCEPT that portion lying Northerly of said Highway 20, conveyed to Anthony G. Hamerski, by deed recorded September 10, 1991, under Auditor's File No. 9109100026, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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