

When Recorded Return to:
JASON R. LITKE
GENNAFER E. LITKE
18070 State Route 9
Mount Vernon WA 98274



200508180119
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1157 CMM
1C3561B ✓

STATUTORY WARRANTY DEED

THE GRANTOR JEREMY J. HOYLE and CARRIE HOYLE, husband and wife

for and in consideration of One Hundred Eighty-Five Thousand and 00/100...(\$185,000.00)
DOLLARS

in hand paid, conveys and warrants to

JASON R. LITKE and GENNAFER E. LITKE, husband and wife

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

Lots 9 and 12, Blk. 38, PLAT OF THE TOWN OF MONTBORNE. Full legal description attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4425
AUG 18 2005
Amount Paid \$ 3,298.00
Skagit Co. Treasurer
Deputy

Tax Account No. : 4135-038-012-0006 P74651

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: August 9, 2005

Jeremy J. Hoyle 08-16-05
JEREMY J. HOYLE Date

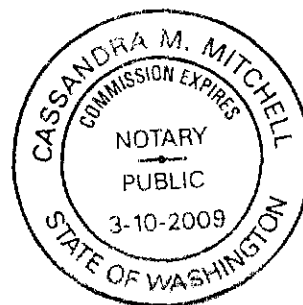
Carrie Hoyle 8/16/05
CARRIE HOYLE Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JEREMY J. HOYLE and CARRIE HOYLE are 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: 8-16-05

Cassandra M. Mitchell
Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

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Lot 9, 10, 11 and 12, Block 38, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH that portion of McClellan Street running Northeasterly and Southwesterly through said plat as acquired in Judgment Quieting Title under Skagit County Superior Court Cause No. 94-2-01244-7, filed September 16, 1996, records of Skagit County, Washington;

EXCEPT therefrom any portion lying within that parcel acquired in Judgment Quieting Title under Skagit County Superior Court Cause No. 94-2-01245-5, filed August 7, 1996, records of Skagit County, Washington;

AND EXCEPT any portion lying within that property conveyed by deed recorded February 24, 1995, under Auditor's File No. 9502240088, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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