

When Recorded Return to:
JUAN C. ORTIZ
812 S. Anacortes Street
Burlington, WA 98233



200510200115
Skagit County Auditor
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Chicago Title Company - Island Division
Title Order No: IC36704
Order No: BE10310 KM

STATUTORY WARRANTY DEED

THE GRANTORS, GARY A. ZIMMERMAN and PAULA ZIMMERMAN, husband and wife

for and in consideration of Two Hundred Forty-Nine Thousand Nine Hundred Fifty and 00/100...(\$249,950.00) DOLLARS in hand paid, conveys and warrants to

JUAN C. ORTIZ, a single person

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

See attached EXHIBIT "A" and by this reference made a part hereof.

Tax Account No. : 3867-000-063-0604 P62722
Abbreviated Legal: Ptn Tr 63, PLAT OF BURLINGTON ACREAGE PROPERTY

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as more fully described as follows:

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: October 10, 2005

Gary A. Zimmerman
GARY A. ZIMMERMAN

Paula Zimmerman
PAULA ZIMMERMAN

#5888
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 20 2005

Amount Paid \$ 4454.11
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARY A. ZIMMERMAN and PAULA ZIMMERMAN 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: October 12, 2005

Kelly K. Miller
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008
LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE10310 KM

That portion of Tract 63, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Tract 63;
thence South 89°40'43" East along the South line of said Tract 63 a distance of 252.95 feet to the West line of the East 378 feet of said West half of Tract 63;
thence North 0°18'35" West along said West line a distance of 335.00 feet to true point of beginning;
thence continue North 0°18'35" West along said West line of 320.63 feet to the North line of said Tract 63;
thence South 43°53'17" West along the Southeast line of that tract conveyed to Elma Miller by deed recorded May 24, 1939, under Auditor's File No. 313410, records of Skagit County, Washington, a distance of 342.22 feet to a point 15 feet East of, as measured at right angles, to the West line of said Tract 63;
thence South 0°24' East parallel with West line of Tract 63 a distance of 72.65 feet to the North line of that tract conveyed to Sandra V. Pickens by deed recorded September 14, 1970, under Auditor's File No. 743437, records of Skagit County, Washington;
thence South 89°40'43" East along the North line of said Pickens Tract a distance of 238.48 feet to the true point of beginning.

Situated in Skagit County, Washington.



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