

When Recorded Return to:
JOSE J. ORTIZ
1710 E. Fir Street
Mt. Vernon WA 98273



200512090173
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE10379 MJJ
IC 37045J

STATUTORY WARRANTY DEED

THE GRANTOR EDIE B. NIENABER, an unmarried individual, DWIGHT JEPPSON and KIM JEPPSON, husband and wife, all as their interests may appear

for and in consideration of One Hundred Seventy-Nine Thousand and 00/100...(\$179,000.00) DOLLARS in hand paid, conveys and warrants to JOSE J. ORTIZ, a married man as his separate estate

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

The West 42.33 feet of Lot 8, as measured along the North and South boundaries, and the East 47.33 feet of Lot 7 as measured along the North and South boundaries thereof, all in O'LEARY'S ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 7 of Plats, page 76, records of Skagit County, Washington;

EXCEPT minerals reserved in deed recorded September 21, 1900, under Auditor's File No. 34276, records of Skagit County, Washington.

Tax Account No. : 3749-000-008-0101 P53962

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: November 30, 2005

Dwight Jeppson
DWIGHT JEPPSON

Kim Jeppson
KIM JEPPSON

Edie Nienaber
EDIE NIENABER

#68601
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 09 2005

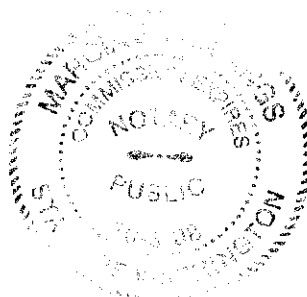
Amount Paid \$ 3191.20
By Skagit Co. Treasurer

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Edie Nienaber, Dwight Jeppson and Kim Jeppson 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: December 1, 2005

Marcia Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

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.



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