

AFTER RECORDING MAIL TO:

Name Bruce B. Avery

Address 1025 S. 30th Street

City, State, Zip Mount Vernon, WA 98274

Filed for Record at Request of: _____

200602150099
Skagit County Auditor
2/15/2006 Page 1 of 1 11:38AM

LAND TITLE OF SKAGIT COUNTY 119844-P

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff S. Pelham and Lisa E. Pelham, who acquired title as Jeff Steven Pelham and Lisa Ellen Pelham, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration

in hand paid, conveys, and warrants to Bruce B. Avery and Renee N. Avery, husband and wife

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

Tract "B", of that certain record of survey entitled "MONTBORNE HEIGHTS (Revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,
TOGETHER WITH those portions of vacated street and alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law. Situate in the County of Skagit, State of Washington.

ABBREVIATED LEGAL DESCRIPTION: ptn Lots 1-18, Montborne, aka Tr. B, Survey No. 9308180056

Assessor's Property Tax Parcel/Account Number: 4135-027-018-0102 (P103870)

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in **Schedule "B-1"** which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, 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: February 9, 2006

[Signature]
Jeff S. Pelham

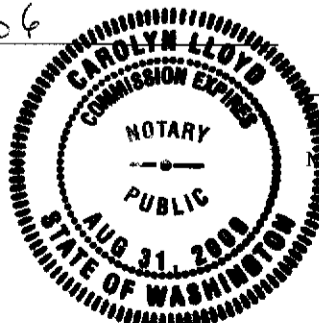
[Signature]
Lisa E. Pelham

STATE OF WASHINGTON)

COUNTY OF SKAGIT)
)-ss

I certify that I know or have satisfactory evidence that Jeff S. Pelham and Lisa E. Pelham (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they), signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/13/06



[Signature]
Notary Public in and for the state of WASHINGTON
My appointment expires: 8-31-09

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
713
FEB 15 2006
Amount Paid \$ 8085.31
By [Signature] Skagit Co. Treasurer Deputy

UNOFFICIAL DOCUMENT

NOT IN LAWYER'S OFFICE
STATE OF WASHINGTON

FEB 12 1988

1000 1st Ave
Seattle, WA 98101

