



200710260128

Skagit County Auditor

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200705090678

Skagit County Auditor

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When Recorded Return to:  
JOHN M. KUIPERS  
46433 E. Main Street  
Concrete WA 98237

Chicago Title Company - Island Division  
Order No: IMV2442 MKP Title Order No: IC42166 ✓

**STATUTORY WARRANTY DEED**

**\*\*RE-RECORD TO CORRECT LEGAL\*\***

THE GRANTOR BYRON JAMES HINSON, a single man, as his separate estate

for and in consideration of **Two Hundred Thirty-Six Thousand Five Hundred and 00/100...(\$236,500.00) DOLLARS**

in hand paid, conveys and warrants to

**JOHN M. KUIPERS, a married man, dealing as his sole and separate property**

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

PARCEL A: PTN LOTS 17 AND 18, EVERETT'S FIRST ADDITION TO CONCRETE  
15 AND 16

The Northwesterly 12 feet of the Southwesterly 75 feet of Lot 18, EVERETT'S FIRST  
ADDITION TO CONCRETE SKAGIT COUNTY, WASH., according to the plat thereof recorded  
in Volume 3 of Plats, page 76, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

Lot 18, EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH., according  
to the plat thereof, recorded in Volume 3 of Plats, page 76, records of Skagit County,  
Washington;

EXCEPT the Southwesterly 75 feet thereof.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4060-000-017-0000 P70799 / **4060-000-017-0100 P126098**

**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: May 7, 2007

*By: Byron James Hinson*  
BYRON JAMES HINSON Date 5-4-07

SKAGIT COUNTY WASHINGTON  
REAL ESTATE TAX

MAY 09 2007

Amount Paid: 8208  
Skagit Co. Treasurer  
By: *JP* Deputy

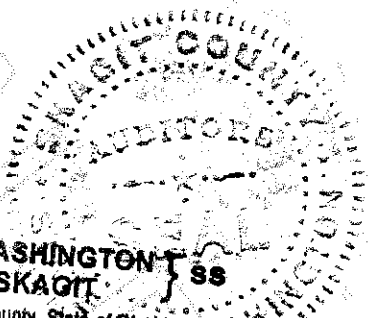
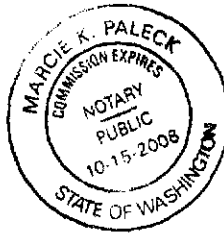
5022  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
OCT 26 2007  
Amount Paid: 0  
Skagit County Treasurer  
By: *JP* Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BYRON JAMES HINSON (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: May 8 2007

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT }

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of my office this 23 day of October, 2007

J. Yamaguchi by [Signature]  
Auditor Deputy



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Skagit County Auditor

EXHIBIT 'A'

PARCEL A:

The Northwesternly 12 feet of the Southwesterly 75 feet of Lot 18, EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH., according to the plat thereof recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lot 18, EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH., according to the plat thereof, recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington;

EXCEPT the Southwesterly 75 feet thereof.

Situated in Skagit County, Washington.

PARCEL C:

Lot 17, EVERETT'S FIRST ADDITION TO CONCRETE SKAGIT COUNTY, WASH., according to the plat thereof recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington;

ALSO, that portion of Lots 15 and 16, Everett's First Addition to Concrete Skagit County, Wash., according to the plat thereof, recorded in Volume 3 of Plats, page 76, records of Skagit County, Washington, described as follows:

Beginning at a point which is North 39°19' East, 143 feet from the Southeast corner of said Lot 16;

Thence North 40°35' West, 101.93 feet to the Westerly side of said Lot 15;

Thence South 61°30' East, 101.79 feet to the Northeast corner of said Lot 16;

Thence South 38°19' West 41.5 feet to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



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