

When Recorded Return to:
CALVIN S. INGRAM
MONICA INGRAM
1261 Rainbolt Place
Mount Vernon WA 98274



200501270142
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV0715 MKP

1C33730✓

STATUTORY WARRANTY DEED

THE GRANTOR GREGORY A. KREIDER and DAWNELL C. KREIDER, who also appears of record as Greg Kreider and Dawnell Kreider, husband and wife

for and in consideration of Sixty Thousand and 00/100...(\$60,000.00) DOLLARS

in hand paid, conveys and warrants to

CALVIN S. INGRAM and MONICA INGRAM, husband and wife

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

Abbreviated legal description: Lot 5, SKAGIT COUNTY SHORT PLAT NO. PL-01-0523; being ptn. NE Sec. 36-T34N, R4E W.M. See legal description attached hereto.

Tax Account No. : 8049-000-005-0000 P121373

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: January 24, 2005

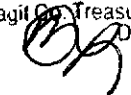

GREGORY A. KREIDER Date 1-25-05


DAWNELL C. KREIDER Date 1-25-05

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 27 2005

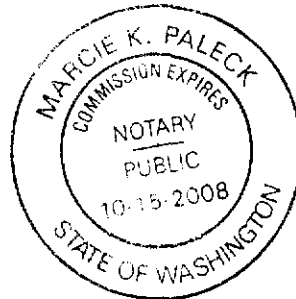
Amount Paid \$ 1008.00
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GREGORY A. KREIDER and DAWNELL C. KREIDER 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: January 25 2005

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



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EXHIBIT 'A'

Description:

Order No: IMV0715 MKP

PARCEL A:

Lot 5 of SKAGIT COUNTY SHORT PLAT NO. PL-01-0523 as approved February 2, 2004, and recorded February 17, 2004, under Auditor's File No. 200402170199, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 26, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities across Tract A (Gaven Drive) as delineated on the face of Skagit County Short Plat No. PL-01-0523 as approved February 2, 2004, and recorded February 17, 2004, under Auditor's File No. 200402170199, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 26, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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