

When Recorded Return to:
SHARON R. NOVAKOVICH
24020 Feather Lane
Sedro Woolley WA 98284



200504190112

Skagit County Auditor

4/19/2005 Page

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2 3:47PM

Chicago Title Company - Island Division

Order No: IMV0885 MKP

IC 34465 ✓

STATUTORY WARRANTY DEED

THE GRANTOR STEVEN G. POSEL and STEPHANIE ALEXANDER, husband and wife

for and in consideration of One Hundred Forty Thousand and 00/100...(\$140,000.00)
DOLLARS

in hand paid, conveys and warrants to

SHARON R. NOVAKOVICH, a single person

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


Lot 1, EAGLE VALLEY P.U.D., according to the plat thereof, recorded in Volume 15 of
Plats, pages 181 through 183, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4632-000-001-0000 P106892

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.

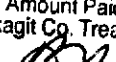
Dated: April 12, 2005


STEVEN G. POSEL Date


STEPHANIE ALEXANDER

#1794
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 19 2005

Amount Paid \$ 2492.00
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that STEVEN G. POSEL and STEPHANIE ALEXANDER 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: April 13 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

