

When Recorded Return to:
BRIAN PEDERSON
ALLYSON PEDERSON
1806 N. 32nd Place NE
Mount Vernon WA 98273



200504290216

Skagit County Auditor

4/29/2005 Page

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2 3:56PM

Chicago Title Company - Island Division

Order No: IMV0910 MKP

IC34553

STATUTORY WARRANTY DEED

THE GRANTOR LINDA D. WISE, a married woman, as her separate estate

for and in consideration of One Hundred Forty-Eight Thousand Six Hundred Twenty-Five and 00/100...(\$148,625.00) DOLLARS

in hand paid, conveys and warrants to

BRIAN PEDERSON and ALLYSON PEDERSON, husband and wife and RANDOLPH E. O'DONNELL^{SR}
~~unmarried man~~ a married man, as his separate estate.

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

Lot 56, PLAT OF EASTWIND, according to the plat thereof, recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4384-000-056-0019 P81010

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 29, 2005

Linda D. Wise by Diana L. Quintana
her attorney in fact

4/29/05

LINDA D. WISE, BY DIANA L. QUINTANA
HER ATTORNEY-IN-FACT

Date

2097
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2005

Amount Paid \$ 2645.53
Skagit Co. Treasurer
By *hp* Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that DIANA L. QUINTANA, who executed the within instrument as Attorney in Fact for LINDA D. WISE and acknowledged to me that she signed and sealed the same as free and voluntary act and deed as attorney in fact for LINDA D. WISE for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said LINDA D. WISE is now living, and is not incompetent.

Dated: April 29 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



200504290216
Skagit County Auditor