

When Recorded Return to:  
MARIANNE SEBASTIAN-VEALS  
224 N. 7th Street  
Mount Vernon WA 98273



200506210134  
Skagit County Auditor

6/21/2005 Page 1 of 2 11:36AM

Chicago Title Company - Island Division  
Order No: IMV0987 MKP  
IC34898

**STATUTORY WARRANTY DEED**

THE GRANTOR WILLIAM V. RODIO, JR. and MONICA S. RODIO, husband and wife

for and in consideration of One Hundred Seventy-Five Thousand and 00/100...(\$175,000.00)  
DOLLARS

in hand paid, conveys and warrants to

MARIANNE SEBASTIAN-VEALS, a married woman, dealing as her sole and separate property

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

The South 10 feet of Lot 2, all of Lot 3, and the North 20 feet of Lot 4, Block 14, VERNON  
HEIGHTS SECOND ADDITION TO MT. VERNON, according to the plat thereof, recorded in  
Volume 3 of Plats, page 62, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 3764-014-004-0015 P54644

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: June 15, 2005

William V. Rodio 6-17-05  
WILLIAM V. RODIO, JR. Date

Monica S. Rodio 6-17-05  
MONICA S. RODIO Date

3177  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2005  
Amount Paid \$ 3,115.00  
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM V. RODIO, JR. and MONICA S. RODIO 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: June 17 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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Skagit County Auditor