

When Recorded Return to:  
KELDON S. PICKERING  
KAY M. PICKERING  
1316 Eagle Ridge Drive  
Mount Vernon, WA 98274



200507180182

Skagit County Auditor

7/18/2005 Page 1 of 2 3:34PM

**Chicago Title Company - Island Division**

Order No: BE9898 MJJ

IC34837 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR HOMESTEAD NW DEV. CO., a Washington corporation

for and in consideration of Three Hundred Thirty-Nine Thousand Nine Hundred Fifty and 00/100...(\$339,950.00) DOLLARS in hand paid, conveys and warrants to KELDON S. PICKERING and KAY M. PICKERING, husband and wife

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

Unit 4, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM, according to the Restated First Amended Declaration thereof recorded October 31, 2003, under Auditor's File No. 200310310103 and Survey Map and Plans thereof recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

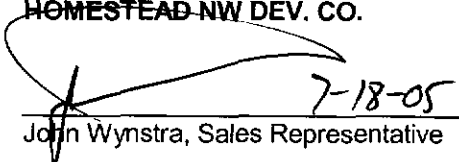
Situated in Skagit County, Washington.

Tax Account No. : 4804-000-004-0000 P119666

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.


Dated: July 18, 2005

**HOMESTEAD NW DEV. CO.**

 7-18-05  
John Wynstra, Sales Representative

# 3795  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

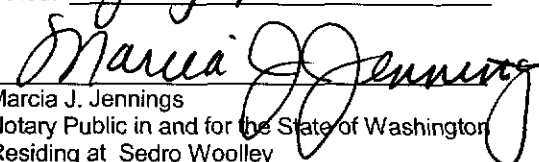
JUL 18 2005

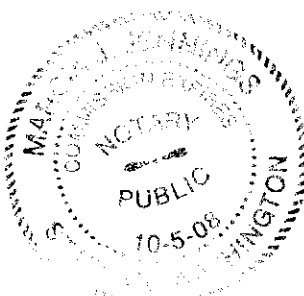
Amount Paid \$ 6056.11  
By  Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that John Wynstra the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Sales Representative of Homestead NW Dev. Co. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 18, 2005

  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

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.



200507180182

Skagit County Auditor