

When Recorded Return to:  
JAMES KNUDSON  
LYNN KNUDSON  
1571 W. CASTLE  
PORTERVILLE CA 93257

200508150102  
Skagit County Auditor  
8/15/2005 Page 1 of 2 11:23AM

Chicago Title Company - Island Division  
Order No: IMV1185 CMM

10350006 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JEFFREY S. LABRACHE and QUN ANNA LABRACHE, husband and wife

for and in consideration of One Hundred Twenty Thousand and 00/100...(\$120,000.00)  
DOLLARS

in hand paid, conveys and warrants to

JAMES KNUDSON and LYNN KNUDSON, husband and wife

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

Lot 4 of P.U.R.D. OF RIVERS EDGE, according to the plat thereof, recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4786-000-004-0000 P118601

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: August 10, 2005

JEFFREY S. LABRACHE

Date

QUN ANNA LABRACHE

Date

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4380

AUG 15 2005


Amount Paid \$ 2141.00

By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Pierce

I certify that I know or have satisfactory evidence that JEFFREY S. LABRACHE and QUN ANNA LABRACHE are 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: 8/11/2005

  
Notary Public in and for the State of Washington  
Residing at University Place  
My appointment expires: 10/25/2008

