


When Recorded Return to:  
FRANCIS P. NIEMAN  
LINNEA E. WAHAMAKI  
3008 Bernard Ave.  
San Ramon CA 94583

  
200508260084  
Skagit County Auditor  
8/26/2005 Page 1 of 211:41AM

Chicago Title Company - Island Division  
Order No: IMV1281 CMM

1036240 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR JAMES D. HASTIN and ELIZABETH HASTIN, husband and wife

for and in consideration of Three Hundred Fourteen Thousand and 00/100...(\$314,000.00)  
DOLLARS

in hand paid, conveys and warrants to

FRANCIS P. NIEMAN and LINNEA E. WAHAMAKI, husband and wife

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

Lot 12, SKYLINE NO. 1, according to the plat thereof, recorded in Volume 8 of Plats,  
pages 49 And 50, records of Skagit County, Washington;

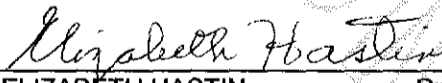
Situated in Skagit County, Washington.

Tax Account No. : 3817-000-012-0003 P59020

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.

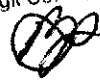
Dated: August 23, 2005

  
JAMES D. HASTIN 8-24-05  
Date

  
ELIZABETH HASTIN 8-24-05  
Date

# 4031  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


AUG 26 2005

Amount Paid \$ 5,594.20  
By  Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES D. HASTIN and ELIZABETH HASTIN 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: 8-24-05

  
Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: March 10, 2009

