

When Recorded Return to:
BRENDA M. BARD
JAMES A. LAMOUREUX
1514 Bonnie Place
Mount Vernon WA 98274



200508310150
Skagit County Auditor

8/31/2005 Page 1 of 2 11:45AM

Chicago Title Company - Island Division
Order No: IMV1174 MKP
IC35702

STATUTORY WARRANTY DEED

THE GRANTOR ANGEL G. GARCIA, a single man, as his separate estate

for and in consideration of Two Hundred Thirty-Five Thousand and 00/100...(\$235,000.00)
DOLLARS

in hand paid, conveys and warrants to

BRENDA M. BARD and JAMES A. LAMOUREUX, wife and husband

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

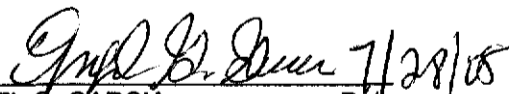
Lot 12, PLAT OF BLACKBURN RIDGE, according to the plat thereof recorded in Volume
161 of Plats, pages 206 through 208, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4708-000-012-0000 P113161

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: July 26, 2005


ANGEL G. GARCIA Date 7/28/05

4751
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

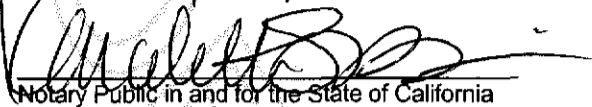
AUG 31 2005

Amount Paid \$ 4188.00
Skagit Co. Treasurer
By Deputy

STATE OF CALIFORNIA
COUNTY OF *Riverside*

I certify that I know or have satisfactory evidence that ANGEL G. GARCIA the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 7/28/05



Notary Public in and for the State of California
Residing at

My appointment expires: 1-13-09
(KLB)

