

When Recorded Return to:  
YAROSLAV P. FEDORUK  
1217 N. 12th Place  
Mount Vernon WA 98273



200509300144  
Skagit County Auditor

9/30/2005 Page 1 of 2 11:47AM

Chicago Title Company - Island Division  
Order No: IMV1317 CMM

1036430 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR BRANDON L. DODSON and FARA N. DODSON, husband and wife

for and in consideration of Two Hundred Ten Thousand and 00/100...(\$210,000.00) DOLLARS

in hand paid, conveys and warrants to

YAROSLAV P. FEDORUK, a married man as his sole and separate property

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

Lot 30, KULSHAN RIDGE P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4824-000-030-0000 P120910


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: September 23, 2005

 9/26/05  9/26/05  
BRANDON L. DODSON Date FARA N. DODSON Date

5452  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$ 3,743.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BRANDON L. DODSON and FARA N. DODSON 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: 9-26-05

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

