


When Recorded Return to:
WILLIAM C. YAHNKE
ANGELA K. YAHNKE
1329 Eagle Ridge Drive #17
Mount Vernon, WA 98274


200510200052
Skagit County Auditor
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Chicago Title Company - Island Division

Order No: BE10327 MJJ

IC 36753

STATUTORY WARRANTY DEED

THE GRANTOR HOMESTEAD NW DEV. CO, a Washington corporation

for and in consideration of Three Hundred Thousand Three Hundred and 00/100...(\$300,300.00) DOLLARS in hand paid, conveys and warrants to WILLIAM C. YAHNKE and ANGELA K. YAHNKE, husband and wife

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

Unit 17, 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.

Tax Account No. : 4804-000-017-0000 P119679

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: October 19, 2005

HOMESTEAD NW DEV. CO


By: John Wynstra, Sales Representative

5879
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

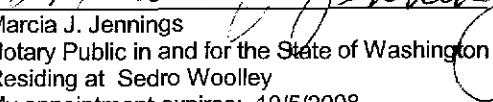
OCT 20 2005

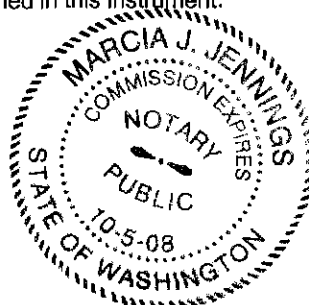
Amount Paid \$ 5350.34
By  Deputy

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: October 19, 2005


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



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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.



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