

When Recorded Return to:  
STEVEN GEORGE CARLSON JR.  
811 S. Laventure Road Unit A  
Mount Vernon WA 98274



200512120159  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV1456 MKP

1C37171 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR ERIC C. HJORT, a single man, as his separate estate

for and in consideration of One Hundred Forty-Two Thousand Five Hundred and 00/100...(\$142,500.00) DOLLARS

in hand paid, conveys and warrants to

STEVEN GEORGE CARLSON JR., a married man, dealing as his sole and separate property

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

Unit A, Building 811, HOME COURT CONDOMINIUM, according to the Declaration thereof recorded September 29, 1998, under Auditor's File No. 9809290183 **And** Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 17 through 21, records of Skagit County Washington; being a portion of Section 20, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

Tax Account No. : 4720-000-811-0100 P113520

**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: December 2, 2005

Eric C. Hjort 12-8-05  
ERIC C. HJORT Date

6881  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 12 2005

Amount Paid \$ 2,541.50  
By Skagit Co. Treasurer  
PC Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ERIC C. HJORT 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: December 8, 2005

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

