

When Recorded Return to:  
THURMAN J. RIGGAN  
JERRI L. RIGGAN  
806 S. 25th Street  
Mount Vernon WA 98274



200512200069  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV1481 MKP  
IC37268

**STATUTORY WARRANTY DEED**

THE GRANTOR MICHAEL J. GIAMBATTISA and CHRISTEN A. GIAMBATTISA, husband and wife

for and in consideration of Two Hundred Fifteen Thousand Five Hundred and  
00/100...(\$215,500.00) DOLLARS

in hand paid, conveys and warrants to

THURMAN J. RIGGAN and JERRI L. RIGGAN, husband and wife

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

Lot 1, SAUK MOUNTAIN VIEW ESTATES - SOUTH, A PLANNED RESIDENTIAL  
DEVELOPMENT, according to the plat thereof recorded June 9, 2003, under Auditor's  
File No. 200306090032, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4819-000-001-0000 P120662

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 6, 2005

MICHAEL J. GIAMBATTISA

Date

CHRISTEN A. GIAMBATTISA

Date

# 7033  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 20 2005

Amount Paid \$ 3840.90  
By Skagit Co. Treasurer  
Deputy

<sup>Oregon</sup>  
STATE OF ~~WASHINGTON~~  
COUNTY OF ~~multnomah~~

I certify that I know or have satisfactory evidence that MICHAEL J. GIAMBATTISA and CHRISTEN A. GIAMBATTISA 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: December 15, 2005

Michelle Monty  
Notary Public in and for the State of ~~Washington~~  
Residing at Bushong, OR ~~Oregon~~  
My appointment expires: Oct. 21, 2009

