

When Recorded Return to:
CORY J. SWATZINA
700 Fidalgo Street
Sedro Woolley WA 98284



200512300147
Skagit County Auditor

12/30/2005 Page 1 of 2 11:43AM

Chicago Title Company - Island Division
Order No: IMV1472 MKP
1037226

STATUTORY WARRANTY DEED

THE GRANTOR PATRICK A. GRIFFITH and ERICA GRIFFITH, husband and wife

for and in consideration of Two Hundred Forty Thousand and 00/100...(\$240,000.00)
DOLLARS

in hand paid, conveys and warrants to

CORY J. SWATZINA, an unmarried individual and ANGELA M. JOHNSON, an unmarried individual

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

Lots 18, 19 and 20, Block 17, PLAT OF THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4149-017-020-0012 P75488

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 23, 2005

Patrick A. Griffith 12/23/05
PATRICK A. GRIFFITH Date

Erica Griffith 12/23/05
ERICA GRIFFITH Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2005

7215

Amount Paid \$ 4277
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that PATRICK A. GRIFFITH and ERICA GRIFFITH 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 27th 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

