

When Recorded Return to:
SARAH L. ASHBROOK
1419 Digby Place #105
Mount Vernon, WA 98274



200601230192

Skagit County Auditor

1/23/2006 Page

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2 3:22PM

Chicago Title Company - Island Division

Order No: BE10493 MJJ

IC 37743

STATUTORY WARRANTY DEED

THE GRANTOR NORD NORTHWEST CORPORATION, a Washington corporation

for and in consideration of One Hundred Fifty-Two Thousand Nine Hundred and 00/100...(\$152,900.00) DOLLARS in hand paid, conveys and warrants to SARAH L. ASHBROOK, a single woman

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

Unit 105, Building 2, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, according to the Amended Declaration thereof recorded April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, records of Skagit County, Washington; being a portion of Lot B-12, Maddox Creek P.U.D. Phase 3, according to the plat thereof recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4852-000-105-0000 P122652

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: January 19, 2006

NORD NORTHWEST CORPORATION


Richard G. Nord, Jr. Vice President

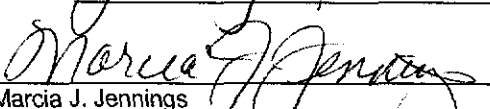
328
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

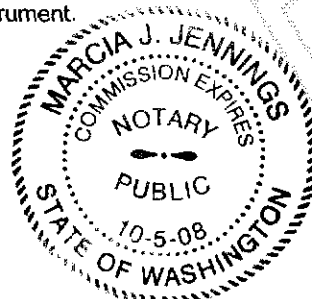
JAN 23 2006

Amount Paid \$ 2726.62
By  Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Richard G. Nord, Jr. 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 Vice President of NORD NORTHWEST CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 19, 2006

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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Skagit County Auditor