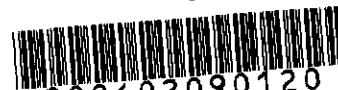


When Recorded Return to:
JOSE E. GUERRERO
1209 S. Walnut Street
Burlington WA 98283



200602090120
Skagit County Auditor

2/9/2006 Page 1 of 2 3:39PM

Chicago Title Company - Island Division
Order No: IMV1535 MAM

1C37585

STATUTORY WARRANTY DEED

THE GRANTOR, **JULIA H. ROSCHER**, as her separate estate

for and in consideration of One Hundred Fifty-Five Thousand and 00/100...(\$155,000.00)
Dollars in hand paid, conveys and warrants to

JOSE E. GUERRERO, a married person

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

Lot 1, FIDALGO COMMONS PUD, according to the plat thereof recorded May 30, 2003, under
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4817-000-001-0000 P120449

Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance, as follows 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: February 9, 2006

Julia H. Roscher 2/9/2006
JULIA H. ROSCHER

625
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 09 2006

Amount paid \$ 2764.00
By *[Signature]* Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JULIA H. ROSCHER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: February 9, 2006

Mary Anne Meyer
Mary Anne Meyer
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: March 5, 2009

