

When Recorded Return to:  
RICHARD A. VAN PELT  
MICHELLE R. VAN PELT  
PO BOX 101  
CLEAR LAKE WA 98235



200602220110  
Skagit County Auditor

2/22/2006 Page 1 of 2 3:21PM

Chicago Title Company - Island Division  
Order No: IMV1553.CMM

1C 37700

**STATUTORY WARRANTY DEED**

THE GRANTOR KENNETH E. SEDORE and JOSEPHINE A. SEDORE, husband and wife

for and in consideration of Forty Thousand and 00/100...(\$40,000.00) DOLLARS

in hand paid, conveys and warrants to

RICHARD A. VAN PELT and MICHELLE R. VAN PELT, husband and wife

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

The West 3.0 feet of Lots 1 and 2, Block 4, PLAT OF MOUNTAIN VIEW ON CLEAR LAKE, according to the plat thereof, recorded in Volume 2 of Plats, page 65, records of Skagit County, Washington;

TOGETHER WITH the East Half of vacated Main Street lying between Blocks 3 and 4 of said Mountain View on Clear Lake that has reverted to said premises through process of law.

Situated in Skagit County, Washington

Tax Account No. : 4139-004-002-0105 P74906

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: February 10, 2006

Kenneth Sedore  
KENNETH E. SEDORE Date

Josephine A. Sedore Feb 20 2006  
JOSEPHINE A. SEDORE Date

723  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 22 2006

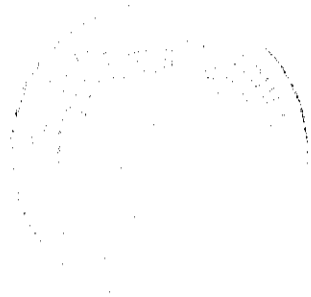
Amount Paid \$ 717.00  
By Skagit Co. Treasurer  
Dorothy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KENNETH E. SEDORE and JOSEPHINE A. SEDORE are 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: 2-13-06

Cassandra M. Mitchell  
Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: March 10, 2009



UNOFFICIAL DOCUMENT

