

When Recorded Return to:
JOHN A. BARD
3225 Shelly Hill Road
Mount Vernon WA 98274



200603130153
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1607 MKP
1037928

STATUTORY WARRANTY DEED

THE GRANTOR WILLIAM H. ADAMS and ANITA K. ADAMS, husband and wife

for and in consideration of Four Hundred Sixty-Two Thousand and 00/100...(\$462,000.00)
DOLLARS

in hand paid, conveys and warrants to

JOHN A. BARD, a single person

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

Lot 71, MADDOX CREEK P.U.D PHASE 1, according to the plat thereof, recorded in
Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4681-000-071-0000 P109365

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.

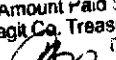
Dated: March 8, 2006


WILLIAM H. ADAMS Date


ANITA K. ADAMS Date

#11221
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 13 2006

Amount Paid \$ 8228.00
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that WILLIAM H. ADAMS and ANITA K. ADAMS 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: March 9 2006

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

