

When Recorded Return to:
HOANG K. TRAN
2607 River Vista Loop
Mount Vernon WA 98273



200603160118
Skagit County Auditor

3/16/2006 Page 1 of 2 11:48AM

Chicago Title Company - Island Division
Order No: IMV1641 MKP
IC38063

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL LLC, a Washington Limited Liability Company

for and in consideration of Four Hundred Nineteen Thousand Nine Hundred Fifty and 00/100...(\$419,950.00) DOLLARS

in hand paid, conveys and warrants to

HOANG K. TRAN, a single ~~person~~ man

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

Lot 22, PLAT OF NORTH HILL PUD, according to the plat thereof, recorded May 5, 2005, under Auditor's File No. 200505050094, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4855-000-022-0000 R122822

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 3, 2006

HANSELL MITZEL HOMES LLC


Jeffrey D. Hansell, Member

3/16/06
Date

1195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

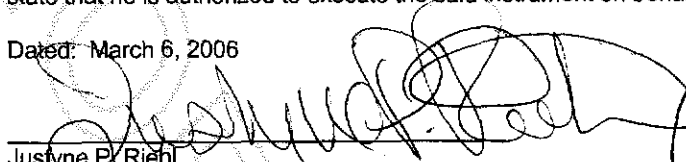
MAR 16 2006

Amount Paid \$ 7480.11
By Skagit Co. Treasurer Deputy

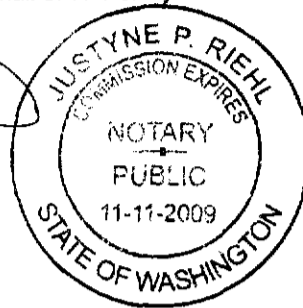
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL HOMES LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: March 6, 2006



Justyne P. Riehl
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: November 11, 2009



UNOFFICIAL DOCUMENT



200603160118
Skagit County Auditor