

When Recorded Return to:
ROBERTO HERNANDEZ
BERTHA Y. AYALA
312 N. 17th Street
Mount Vernon WA 98273



200603300089

Skagit County Auditor

3/30/2006 Page

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2 12:03PM

Chicago Title Company - Island Division

Order No: IMV1683 CMM

IC38285

STATUTORY WARRANTY DEED

THE GRANTOR JASON M. FRANKS, An unmarried person

for and in consideration of Two Hundred Four Thousand and 00/100...(\$204,000.00)
DOLLARS

in hand paid, conveys and warrants to

ROBERTO HERNANDEZ, a single person and BERTHA Y. AYALA, a single person

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

Lot 7, PLAT OF HIGHLAND GLEN DIV. NO. 3, according to the plat thereof, recorded in Volume
12 of Plats, page 13, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4374-000-007-0003 P80708

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 29, 2006


JASON M. FRANKS

Date

1452
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2006

Amount Paid \$ 31236.20
By Skagit Co. Treasurer Deputy

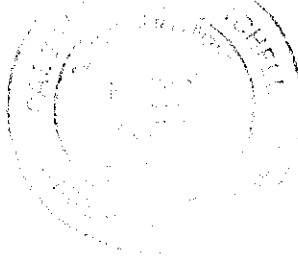

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JASON M. FRANKS is 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: 3-29-06

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



200603300089
Skagit County Auditor