

When Recorded Return to:
DUANE H. ANDERSON
AMY YATES
924 Marie Place
Sedro Woolley WA 98284



200604250127
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1667 CMM

1C38193✓

STATUTORY WARRANTY DEED

THE GRANTOR MIKE SHANES and LINDA SHANES, husband and wife

for and in consideration of One Hundred Eighty-Six Thousand Nine Hundred Fifty and 00/100...(\$186,950.00) DOLLARS

in hand paid, conveys and warrants to

DUANE H. ANDERSON, a single man and AMY YATES, a single woman

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

Lots 7 and 8 and the West Half of Lot 9, Block 4, PLAT OF TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4149-004-009-0007 P75297

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: April 3, 2006

Michael Shanes 4/21/06
MIKE SHANES Date

Linda Shanes 4/21/06
LINDA SHANES Date

1942
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2006

Amount Paid \$ 3332.71
Skagit Co. Treasurer
By *hp* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MIKE SHANES is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4-21-06

Cassandra M. Mitchell

Notary Public in and for the State of Washington
Residing at MT. Vernon
My appointment expires: 3-10-09

CASSANDRA M. MITCHELL

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LINDA SHANES 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: 4-21-06

Cassandra M. Mitchell

Notary Public in and for the State of Washington
Residing at MT. Vernon
My appointment expires: 3-10-09

CASSANDRA M. MITCHELL



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