

When Recorded Return to:
IGOR FEDORUK
YELENA FEDORUK
17216 Sockeye Drive
Mount Vernon WA 98274



200605310226
Skagit County Auditor

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Chicago Title Company - Island Division

Order No: IMV1564 MKP

1637757 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HANSELL MITZEL, LLC, a Washington Limited Liability Company

for and in consideration of Three Hundred Ninety-Nine Thousand Nine Hundred Fifty and 00/100...(\$399,950.00) DOLLARS

in hand paid, conveys and warrants to

IGOR FEDORUK and YELENA FEDORUK, husband and wife

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

Lot 144, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, as recorded August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4868-000-144-0000 P123237

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: May 26, 2006

HANSELL MITZEL HOMES LLC


Jeffrey D. Hansell, Member Date

2655
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2006

Amount Paid \$ 7124.11
By Skagit Co. Treasurer
Density

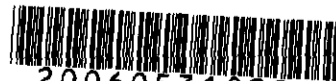
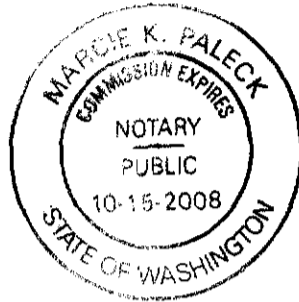
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell to me known to be the Member of HANSELL MITZEL, L.L.C. 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: May 30 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



200605310226
Skagit County Auditor