

When Recorded Return to:
CHERI L. CALDWELL
ERIK M. CALDWELL
22604 Prairie Road
Sedro Woolley WA 98284



200606120243
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1752 CMM
1C 38944

STATUTORY WARRANTY DEED

THE GRANTOR JOSEPH D. TYLER, an unmarried person

for and in consideration of Three Hundred Fifty Thousand and 00/100...(\$350,000.00)
DOLLARS

in hand paid, conveys and warrants to

CHERI L. CALDWELL and ERIK M. CALDWELL, wife and husband

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

Lot 1, PLAT OF PRAIRIE ESTATES, according to the plat thereof, recorded in Volume 13 of Plats, pages 84 and 85, records of Skagit County, Washington;

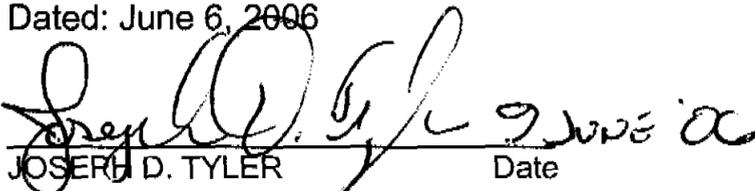
EXCEPT that portion conveyed by Right-of-Way Deed recorded on April 24, 1995, under Auditor's File No. 9504240075, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4463-000-001-0001 P82942

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: June 6, 2006


JOSEPH D. TYLER Date

2905
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 12 2006

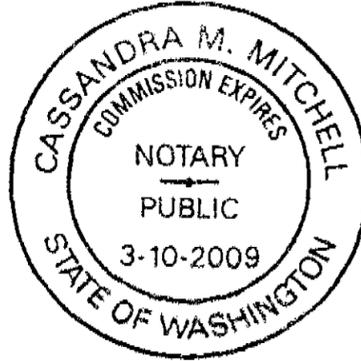
Amount Paid \$ 6235.00
Skagit County Treasurer
By:  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOSEPH D. TYLER 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: 6-9-06

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



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