

200606130116  
Skagit County Auditor

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When Recorded Return to:  
JASON M. NELSON  
SARA A. NELSON  
2427 N. 24th Place  
Mount Vernon WA 98273

Chicago Title Company - Island Division  
Order No: IMV1798 MKP

1038909

**STATUTORY WARRANTY DEED**

THE GRANTOR SETH D. TIMMERMAN and CATHERINE L. TIMMERMAN, also known as, CATHERINE L. BROWN, husband and wife

for and in consideration of Two Hundred Sixty-Six Thousand Five Hundred and 00/100...(\$266,500.00) DOLLARS

in hand paid, conveys and warrants to

JASON M. NELSON and SARA A. NELSON, husband and wife

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

Lot 9, "RUELLEL ADDITION", according to the plat thereof, recorded in Volume 16 of Plats, pages 51 and 52, records of Skagit County, Washington.

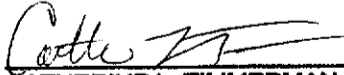
Situated in Skagit County, Washington.

Tax Account No. : 4654-000-009-0008 P107412

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 31, 2006

  
SETH D. TIMMERMAN Date 6-1-06

  
CATHERINE L. TIMMERMAN aka CATHERINE L. BROWN Date 6/1/06

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX # 29110

JUN 13 2006

Amount Paid \$ 4748 70  
By  Skagit Co. Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SETH D. TIMMERMAN and CATHERINE L TIMMERMAN 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: June 13 2006

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Bellefleur  
My appointment expires: 4-27-2010

**LINDA D LUKES  
STATE OF WASHINGTON  
NOTARY PUBLIC  
COMMISSION EXPIRES  
APRIL 27, 2010**

