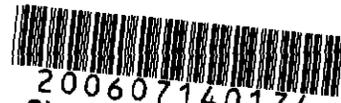


When Recorded Return to:
CHRISTOPHER J. WATROBKA
TAMARA L. WATROBKA
215 N. Reed Street
Sedro Woolley WA 98284



200607140174
Skagit County Auditor
7/14/2006 Page 1 of 2 4:00PM

Chicago Title Company - Island Division
Order No: IMV1864 MKP Title Order No: IC39269

STATUTORY WARRANTY DEED

THE GRANTOR JANET L. HYATT, as her separate estate and the only heir of DEWEY L. HYATT, deceased

for and in consideration of **Three Hundred Thirty Thousand and 00/100...(\$330,000.00) DOLLARS**

in hand paid, conveys and warrants to
TAMARA L. WATROBKA and CHRISTOPHER J. WATROBKA, wife and husband
~~CHRISTOPHER J. WATROBKA and TAMARA L. WATROBKA, husband and wife~~

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

Lot A, CITY OF SEDRO WOOLLEY SHORT PLAT NO SW-01-96, approved May 24, 1996, and recorded May 28, 1996, in Volume 12 of Short Plats, page 103, under Auditor's File No. 9605280001, records of Skagit County, Washington; being a portion of Lots 5 and 6, Rosedale Garden Tracts, according to the plat thereof recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

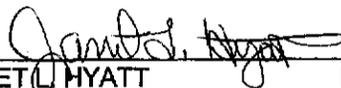
Situated in Skagit County, Washington.

Tax Parcel Number(s): 4169-002-006-0100 P76890

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3583
JUL 14 2006

Dated: July 10, 2006



JANET L. HYATT Date

Individually and as the sole heir of Dewey L. Hyatt, deceased

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JANET L. HYATT (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11 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



STATE OF WASHINGTON
COUNTY OF Skagit

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