

When Recorded Return to:
LARRY E. BEARDEN
BECKY J. BEARDEN
1717 Marde Place
Mount Vernon WA 98274



200607210200
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1887 MKP Title Order No: IC39434

STATUTORY WARRANTY DEED

THE GRANTOR NICOLE LUCAS, a single person, as her separate estate

for and in consideration of **Three Hundred Forty-Nine Thousand and 00/100...(\$349,000.00)**
DOLLARS

in hand paid, conveys and warrants to

LARRY E. BEARDEN a married man, dealing as his sole and separate property

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

Lot 21, PLAT OF BLACKBURN RIDGE PHASE 2, according to the plat thereof recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4767-000-021-0000 P117376

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

JUL 21 2006

Dated: July 18, 2006

N. Lucas 7/20/06
NICOLE LUCAS Date

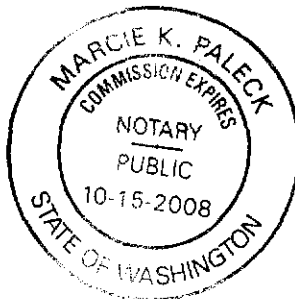
Amount Paid \$ 6217.20
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that NICOLE LUCAS (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 20 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



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Skagit County Auditor