

When Recorded Return to:  
ANTHONY BONACCI  
MARY BONACCI  
325 N. LaVenture Street  
Mount Vernon WA 98273



200607280049

Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE10875 MJJ Title Order No: IC39570

### STATUTORY WARRANTY DEED

THE GRANTOR THORUNN SELLARS, as Trustee of the THORUNN SELLARS TRUST,  
Dated April 22, 2002

for and in consideration of **One Hundred Eighty Thousand and 00/100...(\$180,000.00)**  
**DOLLARS** in hand paid, conveys and warrants to **ANTHONY BONACCI and MARY**  
**BONACCI, husband and wife**

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

Unit 325-A, Building B, COURTYARD GARDENS CONDOMINIUM, as per Survey Map  
recorded in Volume 17 of Plats, pages 40 and 41, and Condominium Declaration for Courtyard  
Gardens Condominium, recorded December 18, 1998, under Auditor's File NO. 9812180180,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4726-002-001-0000 P114304

Subject to: Restrictions, reservations and easements of record and Skagit County Right To  
Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a  
part hereof.

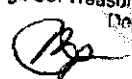
Dated: July 26, 2006

THORUNN SELLARS TRUST dated April 22, 2002

  
Thorunn Sellars, Trustee

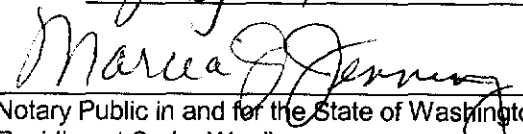
# 3825  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 28 2006

Amount Paid \$ 3209.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Thorunn Sellars is the person(s) who appeared  
before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is  
authorized to execute the instrument and acknowledged it as the Trustee of the Thorunn Sellars Trust,  
dated April 22, 2002, to be the free and voluntary act of such party for the uses and purposes mentioned  
in this instrument.

Dated: July 26, 2006  
  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008  
Marcia J. Jennings



Chicago Title Company - Island Division

EXHIBIT 'A'

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.



200607280049  
Skagit County Auditor