

When Recorded Return to:
JAMES S. EDDINS
SHARON A. OSEA
4725 Monte Vista Place
Mount Vernon WA 98273



200608180089
Skagit County Auditor

8/18/2006 Page 1 of 2 12:20PM

Chicago Title Company - Island Division
Order No: IMV1968 MKP Title Order No: IC39733

STATUTORY WARRANTY DEED

THE GRANTOR DARIN H. ODEGAARD and LISA A. ODEGAARD, also known of record as Darin Odegaard and Lisa Odegaard, husband and wife

for and in consideration of **Four Hundred Thirteen Thousand Five Hundred and 00/100...(\$413,500.00) DOLLARS**

in hand paid, conveys and warrants to

JAMES S. EDDINS and SHARON A. OSEA, husband and wife

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

Tract 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-76, approved January 23, 1976, and recorded February 9, 1976, in Volume 1 of Short Plats, page 108, under Auditor's File No. 829866, records of Skagit County, Washington; being a portion of Lots 18 and 19, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3956-000-019-0106 P67510

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: August 14, 2006

Darin H. Odegaard 08-16-06
DARIN H. ODEGAARD Date

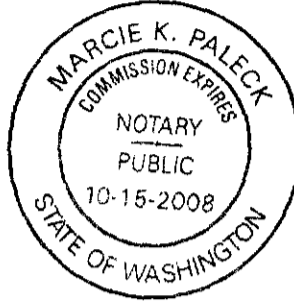
Lisa A. Odegaard 8-16-06
LISA A. ODEGAARD Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DARIN H. ODEGAARD and LISA A. ODEGAARD (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: August 16 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



4234
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2006

Amount Paid \$ 7365³⁰
Skagit Co. Treasurer
By [Signature] Deputy



200608180089
Skagit County Auditor