

When Recorded Return to:
EDWIN A. ORDUZ
19353 Prairie Road
Sedro Woolley WA 98284



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Chicago Title Company - Island Division
Order No: BE10891 CLW Title Order No: IC39647

STATUTORY WARRANTY DEED

THE GRANTOR **CHERYLLYNN Y. JOHNSON**, an unmarried woman
for and in consideration of **Two Hundred Sixty-Four Thousand Five Hundred and 00/100...(\$264,500.00) DOLLARS** in hand paid, conveys and warrants to
EDWIN A. ORDUZ, a single person the following described real estate, situated in the
County of Skagit, State of Washington:

As per Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: Ptn. SE SW 32-36-4

Tax Parcel Number(s): 360432-0-004-0002 P50422

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 29, 2006

CHERYLLYNN Y. JOHNSON Date



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **CHERYLLYNN Y. JOHNSON** (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 30, 2006

Cheryl L. Wolslegel
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

4554
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 01 2006

Amount Paid \$ 4,713.10
By Skagit Co. Treasurer
DC Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE10891 CLW

That portion of the Southeast Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection on the South line of the abandoned Fairhaven Southern Railway Company's right-of-way and the West line of the County road;
Thence Southerly along the Westerly line of said road, 410 feet;
Thence West, parallel with the South line of the Southwest Quarter of Section 32 to the West line of the Southeast Quarter of the Southwest Quarter of said Section;
Thence North along said West line to the Southerly line of Fairhaven Southern Railway right-of-way;
Thence Southeasterly along said right-of-way to the point of beginning;

EXCEPT the South 335 feet thereof.

Situated in Skagit County, Washington.



200609010153
Skagit County Auditor