

When Recorded Return to:  
PATRICIA A. KRIEGER  
JASON C. GRAHAM  
801 N. LaVenture Road  
Mount Vernon WA 98273



200609280101  
Skagit County Auditor

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**Chicago Title Company - Island Division**  
Order No: IMV2074 CMM Title Order No: IC40269

**STATUTORY WARRANTY DEED**

THE GRANTOR **LESA E. SHEAHAN**, as her separate estate

for and in consideration of **Two Hundred Thirty Thousand and 00/100...(\$230,000.00)**  
**DOLLARS**

in hand paid, conveys and warrants to

**PATRICIA A. KRIEGER and JASON C. GRAHAM, wife and husband**

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

Lot 4, CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 73, records of Skagit County, Washington;

EXCEPT therefrom that portion of said Lot 4, described as follows:

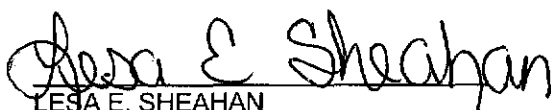
Beginning at the Southeast corner of said Lot 4;  
thence North 00°32'44" East a distance of 70.00 feet along the East property line;  
thence a distance of 5.15 feet West along the North property line;  
thence South 00°19'00" East a distance of 70.09 feet;  
thence East a distance of 1.65 feet along the South property line of Lot 4 to the point of beginning.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3745-000-004-0000 P53746

**Subject to: Restrictions, reservations and easements of record and the Skagit County Right to Farm Ordinance, as follows:** 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: September 26, 2006

  
LESA E. SHEAHAN

#5025  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 28 2006

Amount Paid \$ 4099.00  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

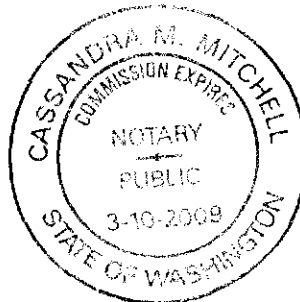
I certify that I know or have satisfactory evidence that LESA E. SHEAHAN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-27-06

Cassandra M. Mitchell

Notary Public in and for the State of Washington  
Residing at MT. Vernon  
My appointment expires: 3-10-09

CASSANDRA M. MITCHELL



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