

When Recorded Return to:  
MARK SEHOLM  
9190 Fruitdale Road  
Sedro Woolley WA 98284



200611220074  
Skagit County Auditor

11/22/2006 Page 1 of 3 11:42AM

Chicago Title Company - Island Division  
Order No: IMV2151 CMM Title Order No: IC40635

### STATUTORY WARRANTY DEED

THE GRANTOR ERIC S. CLARKE and NISA CLARKE, husband and wife

for and in consideration of **Two Hundred Thirty-Five Thousand Eight Hundred Seventy and 00/100...(\$235,870.00) DOLLARS**

in hand paid, conveys and warrants to

**MARK SEHOLM, an unmarried man**

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


Full legal description attached hereto.

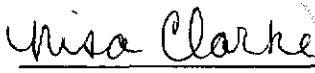
Abbreviated Legal: (Required if full legal not inserted above.) Ptn Lt 1, Skagit County SP No. 93-037 and Ptn NW NE 19/35/5.

Tax Parcel Number(s): 350519-0-155-0006 P39769

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: November 15, 2006

  
ERIC S. CLARKE 11/20/06  
Date

  
NISA CLARKE 11-20-06  
Date

# 6004  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 22 2006

Amount Paid \$ 4203.49  
By  Skagit Co. Treasurer

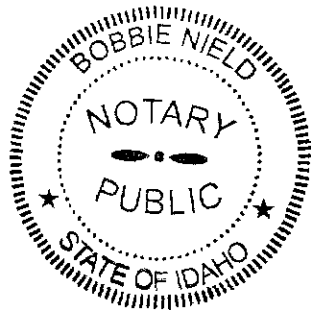
STATE OF Idaho  
COUNTY OF Bonneville

I certify that I know or have satisfactory evidence that ERIC S. CLARKE and NISA CLARKE (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: 11-20-06

Bobbie Nield

Notary Public in and for the State of Idaho  
Residing at Idaho Falls  
My appointment expires: 1-8-07



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EXHIBIT 'A'

**Description:**

**Order No: IMV2151 CMM**

**PARCEL A:**

The North 10 feet of the East 163.66 feet of Lot 1 of Skagit County Short Plat No. 93-037 as approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Northwest Quarter;  
Thence North 88°11'30" East along the North line of said subdivision a distance of 1,353.00 feet to the Northeast corner of said subdivision;  
Thence South 01°49'58" East along East line of said subdivision a distance of 949.93 feet to point of beginning of this description;  
Thence South 88°11'30" West a distance of 217.85 feet;  
Thence South 02°45'00" East a distance of 70.01 feet;  
Thence North 88°11'30" East a distance of 216.73 feet to a point on the East line of said subdivision;  
Thence North 01°49'58" West along East line of said subdivision a distance of 70.00 feet to the point of beginning;

EXCEPT the West 23 feet thereof;

AND ALSO EXCEPT the Easterly 20.00 feet thereof as the County road.

Situated in Skagit County, Washington.



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