

Return Address:

HAYLAN M MCBRIDE
13225 PULVER ROAD
MOUNT VERNON WA 98273



200611290291
Skagit County Auditor

11/29/2006 Page 1 of 3 3:37PM

LAND TITLE OF SKAGIT COUNTY

123685-S

Document Title(s) (for transactions contained therein):

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
(on page of documents(s))

Grantor(s)

1. ZEBULEN S WIGGIN, AN Unmarried man
- 2.
- 3.
- 4.

Additional Names on page of document.

Grantee(s)

1. HAYLAN M MCBRIDE, an unmarried individual
- 2.
- 3.
- 4.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

ptn Govt lot 1, 7-34-4 E W.M. aka tr B, SP 44-83

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

3 340407-0-053-0005/P23969

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

6063
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 29 2006

Amount Paid \$ 4455.00
By Skagit Co. Treasurer Deputy

When recorded return to:
Haylan M. McBride
13225 Pulver Road
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zebulen S. Wiggin, unmarried, as his separate property

for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Haylan M. McBride, an unmarried individual

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

Tract B of Short Plat No. 44-83, approved February 1, 1984 and recorded February 3, 1984, in Volume 6 of Short Plats, on page 114, under Auditor's File No. 8402030034, being a portion of Government Lot 1 of Section 7, Township 34 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.

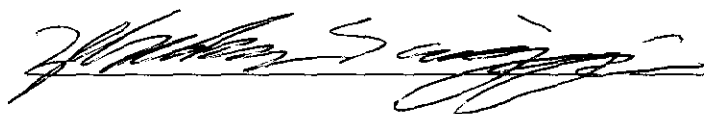
SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-1" which is attached hereto and made a part hereof.

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.

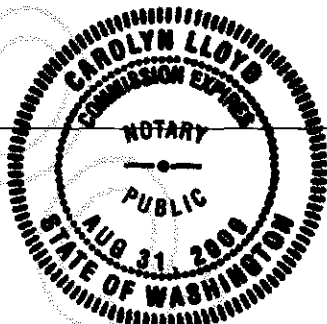
Abbreviated Legal: ptn Gov. Lot 1, 7-34-4 E W.M. aka Tr. B, SP 44-83

Tax Parcel Number(s): 340407-0-053-0005 (P23969)

Dated: November 21, 2006



Zebulen S. Wiggin



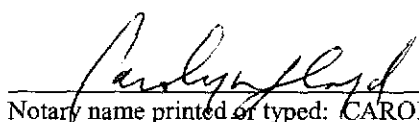
STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Zebulen S. Wiggin (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 11-22-06



Notary name printed or typed: CAROLYN LLOYD
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 8-31-09



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EXCEPTIONS:

A. Provisions set forth on the face of the Short Plat, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Agricultural;
4. Sewage Disposal - Individual septic system;
5. Water - P.U.D. No. 1;
6. Buyer should be aware that this subdivision is located in the flood plain and significant elevation may be required for the first floor living of residential construction.

B. Question of encroaching fence lines as shown on the face of the Short Plat.

C. Pollution Control Zone as set forth on the face of the Short Plat.



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