

When Recorded Return to:
RYAN D. GARDNER
ABIGAIL L. GARDNER
Lot B Sawyer Ln.
Clear Lake WA 98235



200612060120
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11144 MJJ Title Order No: IC40651 ✓

STATUTORY WARRANTY DEED

THE GRANTOR CULTUS VIEW, L.L.C., a Washington Limited Liability Company

for and in consideration of **One Hundred Nineteen Thousand and 00/100...(\$119,000.00)**
DOLLARS in hand paid, conveys and warrants to **RYAN D. GARDNER and ABIGAIL L. GARDNER, husband and wife**

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

Lot B of SKAGIT COUNTY SHORT PLAT NO. PL04-0740, as approved September 26, 2005, and recorded September 26, 2005, under Auditor's File No. 200509260210, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 340401-0-021-0400 P123374

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: December 5, 2006

CULTUS VIEW L.L.C.

Robert W. Janicki, Member

#6174
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 06 2006

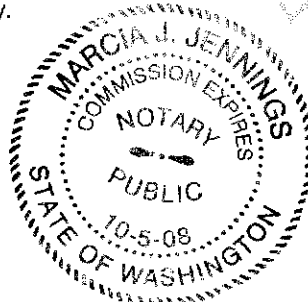
Amount Paid \$ 212320
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Robert W. Janicki to me known to be the Member of CULTUS VIEW LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: December 6, 2006

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



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EXHIBIT 'A'

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.



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