

When Recorded Return to:
FRANK P. GRUSS
ALLISON M. GRUSS
329 Helen Street
Sedro Woolley WA 98284



200612150097
Skagit County Auditor

12/15/2006 Page 1 of 2 11:55AM

Chicago Title Company - Island Division
Order No: IMV2198 MKP Title Order No: IC40876 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **GRANDVIEW, INC.**, a Washington corporation

for and in consideration of **Two Hundred Fifty-Two Thousand Two Hundred Thirty-Eight and 00/100...(\$252,238.00) DOLLARS**

in hand paid, conveys and warrants to

FRANK P. GRUSS and ALLISON M. GRUSS, husband and wife

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

Lot 28, PLAT OF KLINGER ESTATES, recorded May 8, 2006 under Auditor's File No. 2006058080213, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4891-000-028-0000 P124446

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.

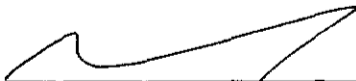
6335
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2006

Dated: December 12, 2006

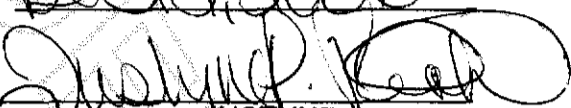
Amount Paid \$ 4494.84
By Skagit Co. Treasurer Deputy

GRANDVIEW, INC.

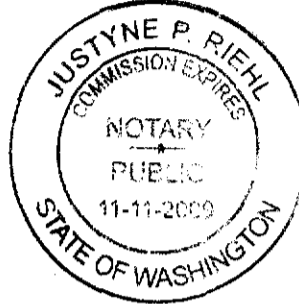

By Scott T. Wammack
President
Date 12/12/2006

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SCOTT T. WAMMACK is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the President of GRANDVIEW, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Dec 12, 2006


~~Marcie K. Pateck~~ JUSTYNE P. RIEHL
Notary Public in and for the State of Washington
Residing at ~~Mount Vernon~~ Sedro Woolley
My appointment expires: October 15, 2008



200612150097
Skagit County Auditor