

When Recorded Return to:
MATTHEW R. VIRATA
17135 Zoya Drive
Mount Vernon WA 98274



200612260159

Skagit County Auditor

12/26/2006 Page

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2 3:30PM

Chicago Title Company - Island Division

Order No: IMV2194 CMM Title Order No: IC40860 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HEATH HODGE and KERI HODGE, Husband and Wife, who acquired title as Heath Hodge, an unmarried man, and Keri Reynolds, an unmarried woman

for and in consideration of **Two Hundred Fifty-Four Thousand and 00/100...(\$254,000.00)**
DOLLARS

in hand paid, conveys and warrants to

MATTHEW R. VIRATA, a married man as his separate estate

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

Lot 21, BIG LAKE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages 118 through 120, records of Skagit County, Washington.

64821

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 26 2006

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 4680-000-021-0000 P109295

Amount Paid \$ 4,586.20
By Skagit Co. Treasurer
By [Signature] Deputy

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: December 20, 2006

[Signature] 12/21/06
HEATH HODGE Date

[Signature] 12/21/06
KERI HODGE Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HEATH HODGE and KERI HODGE (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: 12-21-06

Cassandra M. Mitchell

Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



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Skagit County Auditor