

When Recorded Return to:  
JASON G. SOUZA  
AMY M. FROST  
17220 Bulltrout Lane  
Mount Vernon WA 98274



200701050089  
Skagit County Auditor

1/5/2007 Page

1 of

2 12:01PM

Chicago Title Company - Island Division  
Order No: IMV2265 MKP Title Order No: IC41166 ✓

### STATUTORY WARRANTY DEED

THE GRANTOR HANSELL / MITZEL, LLC, a Washington Limited Liability Company

for and in consideration of **Four Hundred Nineteen Thousand Nine Hundred Fifty and 00/100...(\$419,950.00) DOLLARS**

in hand paid, conveys and warrants to

**JASON G. SOUZA and AMY M. FROST, husband and wife**

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

Lot 153, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, as recorded August 23, 2005, under Auditor's File No. 200508230082, records of Skagit County, Washington.


Situated in Skagit County, Washington

Tax Parcel Number(s): 4868-000-153-0000 P123246

**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: January 4, 2007

HANSELL/ MITZEL LLC

  
Jeffrey D. Hansell, Member Date

# 606  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 05 2007

Amount Paid \$ 7480.00  
By Skagit Co. Treasurer  
Deputy

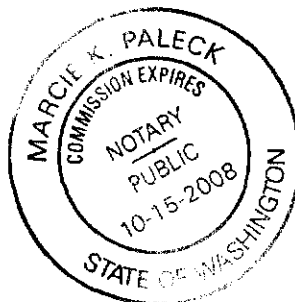
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joffrey D. Hansell to me known to be the Member of HANSELL MITZEL, L.L.C. 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: January 5 2007

Marcie K. Paleck

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



200701050089  
Skagit County Auditor

1/5/2007 Page

2 of

2 12:01PM