

When Recorded Return to:
RUSSELL T. RIDDELL
118 E. Highland Street
Mount Vernon WA 98273



200701310161
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2253 MKP Title Order No: IC41092 ✓

STATUTORY WARRANTY DEED

THE GRANTOR ROBERT C. SHEPARDSON, JR., also shown of record as Robert C. Shepartson, Jr., a single man, as his separate estate

for and in consideration of **One Hundred Eighty Thousand and 00/100...(\$180,000.00) DOLLARS**

in hand paid, conveys and warrants to

RUSSELL T. RIDDELL, a single person

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

Lot 16, Block 3, STORIE & CARPENTER'S ADDITION TO THE CITY OF MT. VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 58, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3760-003-016-0000 P54428

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.

475
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: January 22, 2007

ROBERT C. SHEPARDSON, JR. Date

1-29-7

JAN 31 2007

3209.00
Amount Paid \$ -
Skagit Co. Treasurer
By Deputy

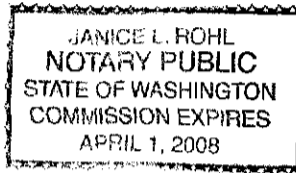
STATE OF WASHINGTON,
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that ROBERT C. SHEPARDSON, JR. (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: January 29, 2007

Janice L. Rohl

Janice L. Rohl
Notary Public in and for the State of Washington
Residing at Bothell
My appointment expires: 4-1-08



LPB 10-05



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