

When Recorded Return to:  
DAVID J. ANDERSON  
JENNIFER A. ANDERSON  
1220 N. 15th Street  
Mount Vernon WA 98273



200702200202  
Skagit County Auditor

2/20/2007 Page 1 of 3 3:46PM



200702150102  
Skagit County Auditor

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**\*\*Said document is being re-recorded to add the legal description\*\***

**Chicago Title Company - Island Division**

**Order No: IMV2295 CMM Title Order No: IC41339 ✓**

**STATUTORY WARRANTY DEED**

THE GRANTOR GARRETT O'BRIEN, an unmarried person; and JAMES O'BRIEN, a married man,  
as his separate estate, both as their interests may appear

for and in consideration of **Two Hundred Eighty-Seven Thousand Five Hundred and  
00/100...(\$287,500.00) DOLLARS**

in hand paid, conveys and warrants to

**DAVID J. ANDERSON and JENNIFER A. ANDERSON, husband and wife**

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

Real property described in Exhibit 'A' attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Lot 5, CITY OF MOUNT VERNON SP#05-089.

**Tax Parcel Number(s): 340417-4-106-0500 P124693**

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: February 13, 2007

  
GARRETT O'BRIEN Date

# 741  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 20 2007

Amount Paid \$  
By Skagit Co. Treasurer Deputy

  
JAMES O'BRIEN Date

# 687  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 15 2007

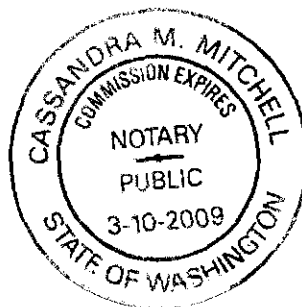
Amount Paid \$ 5122.50  
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARRETT O'BRIEN (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: 2-15-07

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

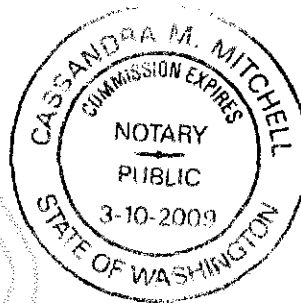


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES O'BRIEN (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: 2-15-07

Cassandra M. Mitchell  
Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
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**EXHIBIT "A"**

**PARCEL A:**

Lot 5, MOUNT VERNON SHORT PLAT NO. MV-05-089 (EMERALD ISLE SHORT PLAT) recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington, and being a portion of the Southwest Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress and egress, over and across the West 30 feet of that certain tract of land conveyed to Herman C. Hobick, et ux, by Deed recorded March 14, 1977, under Auditor's File No. 852519, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200702200202

Skagit County Auditor