

When Recorded Return to:  
CRAIG J. BOYD  
VICTORIA M. BOYD  
2012 Windsor Drive  
Mount Vernon WA 98273



200703160115  
Skagit County Auditor

3/16/2007 Page

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2 3:02PM

**Chicago Title Company - Island Division**  
Order No: IMV2310 MKP Title Order No: IC41445✓

### STATUTORY WARRANTY DEED

THE GRANTOR KWS REAL ESTATE INVESTMENTS, LLC, a Washington Limited Liability Company

for and in consideration of **Three Hundred Twenty-Five Thousand and 00/100...(\$325,000.00) DOLLARS**

in hand paid, conveys and warrants to

**CRAIG J. BOYD and VICTORIA M. BOYD, husband and wife**

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

Lot 21, COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON, according to the plat thereof, recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;

EXCEPT the East 5 feet thereof.

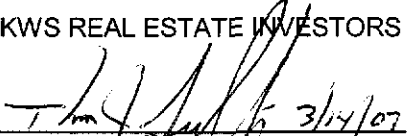
Situated in Skagit County, Washington.

Tax Parcel Number(s): 3713-000-021-0106 P52513

**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: March 12, 2007


KWS REAL ESTATE INVESTORS L.L.C.

  
Thomas J. Sullivan  
Managing Member

3/14/07  
Date

1201  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 16 2007

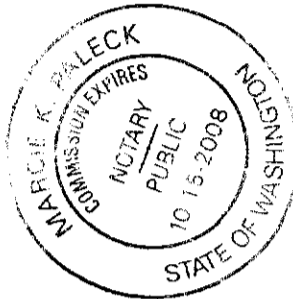
Amount Paid \$ 5790.00  
By Skagit Co. Treasurer Deputy  


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that THOMAS J. SULLIVAN 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 MANAGING MEMBER of KWS REAL ESTATE INVESTMENTS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 17 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



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Skagit County Auditor