

When Recorded Return to:
PEARCE A. RIGGS
MARY L. RIGGS
323 Helen Street
Sedro Woolley WA 98284



200704050067
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2183 MKP Title Order No: IC40798 ✓

STATUTORY WARRANTY DEED

THE GRANTOR **GRANDVIEW, INC.**, a Washington corporation

for and in consideration of **Two Hundred Thirty-Nine Thousand Nine Hundred Fifty and 00/100...(\$239,950.00) DOLLARS**

in hand paid, conveys and warrants to

PEARCE A. RIGGS and MARY L. RIGGS, husband and wife

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

Lot 31, PLAT OF KLINGER ESTATES, recorded May 8, 2006 under Auditor's File No. 200605080213, records of Skagit County, Washington.

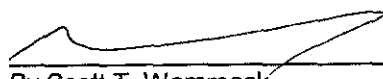
Situated in Skagit County, Washington

Tax Parcel Number(s): 4891-000-031-0000 P124449

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

GRANDVIEW, INC.


By Scott T. Wammack
President
3/12/2007
Date

#1562
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 05 2007

4276.11
Amount Paid \$ -
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SCOTT T. WAMMACK 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 President of GRANDVIEW, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 12 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



200704050067
Skagit County Auditor

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