



200704270108

Skagit County Auditor

4/27/2007 Page 1 of 2 11:43AM

When Recorded Return to:
WILLIAM J. WYATT
FRANCINE I. WYATT
1505 E. Division Street
Mount Vernon WA 98273

Chicago Title Company - Island Division
Order No: BE11352 MJJ Title Order No: IC41898

STATUTORY WARRANTY DEED

THE GRANTOR ABK INVESTMENTS, LLC, a Washington Limited Liability Company.

for and in consideration of **One Hundred Fifty-Nine Thousand Nine Hundred and 00/100...(\$159,900.00) DOLLARS** in hand paid, conveys and warrants to **WILLIAM J. WYATT and FRANCINE I. WYATT, husband and wife**

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

Unit 1, DIVISION STREET VILLAGE, a condominium, according to the Declaration thereof recorded December 1, 2006, under Auditor's File No. 200612010120 records of Skagit County, Washington and Survey Map and Plans thereof recorded December 1, 2006 under Auditor's File No. 200612010119, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4910-000-001-0000 P125281

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: April 25, 2007

ABK INVESTMENTS, LLC, a Washington Limited Liability Company

Jannette Brigham
Jannette Brigham, Supervisor/Member

1973
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2007

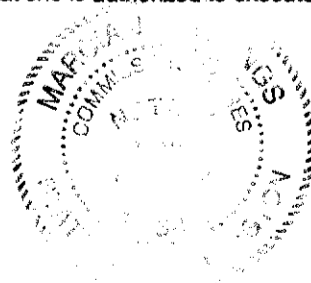
Amount Paid \$ 2851.22
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jannette Brigham, to me known to be the Supervisor/Member of ABK INVESTMENTS, LLC, a Washington Limited Liability Company 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 she is authorized to execute the said instrument on behalf of said entity.

Dated: *April 26, 2007*

Marcia Jennings
Marcia Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

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.



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