

When Recorded Return to:
BYRON J. HINSON
KAREN CHAFFIN
319 Talcott Street
Sedro Woolley WA 98284



200705180173
Skagit County Auditor

5/18/2007 Page 1 of 2 3:05PM

Chicago Title Company - Island Division
Order No: IMV2446 MKP Title Order No: IC42184 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, **CHERI L. HART, a married woman as her separate estate,**

for and in consideration of **Two Hundred Forty-Three Thousand Five Hundred and 00/100...(\$243,500.00) DOLLARS,** in hand paid, conveys and warrants to

BYRON J. HINSON, an unmarried man, and KAREN CHAFFIN, an unmarried woman,

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

:

Lot 5, Block 58, FIRST ADDITION TO THE TOWN OF SEDRO, according to the Plat thereof recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Tax Parcel Number(s): 4150-058-005-0003 P75941

Subject to: Restrictions, reservations and easements of record; and 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: May 17, 2007

Cheri L. Hart
CHERI L. HART

2355
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2007

Amount Paid \$ 4339.30
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHERI L. HART (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: 5-17-07

Linda L. Geiser
Linda L. Geiser
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07



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