

When Recorded Return to:
MICHAEL J. VANDERMEULEN
CATHERINE L. BROWN
1327 E. State Street
Sedro Woolley WA 98284



200705250121
Skagit County Auditor

5/25/2007 Page 1 of 2 11:45AM

Chicago Title Company - Island Division
Order No: BE11451 MJJ Title Order No: IC42442

STATUTORY WARRANTY DEED

THE GRANTOR **CHRISTINE A. THOMPSON, an unmarried individual**

for and in consideration of **Two Hundred Nineteen Thousand Nine Hundred and 00/100...(\$219,900.00) DOLLARS** in hand paid, conveys and warrants to **MICHAEL J. VANDERMEULEN, an unmarried individual and CATHERINE L. BROWN, an unmarried individual**

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

That portion of Lot 8, STATE STREET ADDITION TO SEDRO, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4173-000-008-0401 P77244

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:

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 23, 2007

CHRISTINE A. THOMPSON

2471
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 25 2007

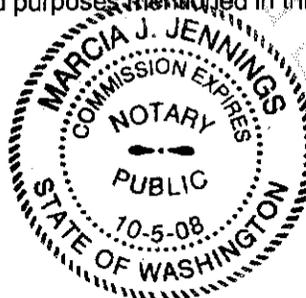
Amount Paid \$ 3919.22
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHRISTINE A. THOMPSON is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2007

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



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EXHIBIT 'A'

Description:

Order No: BE11451 MJJ

That portion of Lot 8, STATE STREET ADDITION TO SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, and portion of vacated street adjoining, all being more particularly described as follows:

Commencing at the Northwest corner of said Lot 8;
Thence South 89°59'45" East along the North line of said Lot 8, a distance of 106.33 feet to the true point of beginning;
Thence South 01°21'49" East, a distance of 154.04 feet;
Thence South 89°59'45" East, a distance of 69.98 feet to the East line of the Southwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North 02°41'46" West along said East line, a distance of 154.17 feet to an intersection with the Easterly extension of said North line of Lot 8;
Thence North 89°59'45" West along said extension and said North line, a distance of 66.31 feet to the true point of beginning.

Situated in Skagit County, Washington.



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