



200705290001  
Skagit County Auditor

5/29/2007 Page 1 of 5 8:33AM

When Recorded Return to:  
REX D. FRAZIER  
912 Tomahawk Place  
Mount Vernon WA 98273

2503  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Chicago Title Company - Island Division  
Order No: IMV2501 MKP Title Order No: IC42462 ✓

MAY 25 2007

STATUTORY WARRANTY DEED

Amount Paid \$ 40,899.00  
Skagit Co. Treasurer  
By *mdm* Deputy

THE GRANTOR NANCY E. MORTON and THOMAS H. KOYKKA, as Co-Executors of the Estate of Laurie Edward Koykka, deceased, and THOMAS H. KOYKKA; KENNETH H. KOYKKA; LAURA ANN SEUTZ; DOUGLAS G. WHITE and NANCY E. MORTON as heirs and devisees of the Estate of Norma L. Koykka, deceased

for and in consideration of **Two Hundred Eighty Thousand and 00/100...(\$280,000.00) DOLLARS**

in hand paid, conveys and warrants to

**REX D. FRAZIER, a single person**

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

Lot 18, THUNDERBIRD NORTH, according to the plat thereof, recorded in Volume 11 of Plats, pages 37 and 38, records of Skagit County, Washington;

EXCEPT mineral rights as reserved in Deed recorded July 8, 1912, in Volume 90 of Deeds, page 38, under Auditor's File No. 92096, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4335-000-018-0008 P79438

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: May 21, 2007

ESTATE OF LAURIE E. KOYKKA

*Nancy Morton*  
NANCY E. MORTON Date  
Co-Executor, Individually 5-23-07

*Thomas H. Koykka* 5/21/07  
THOMAS H. KOYKKA Date  
Co-Executor, Individually

Attached to: Statutory Warranty Deed

**All-Purpose Acknowledgement**

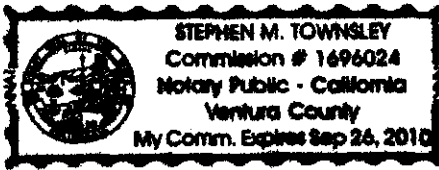
State of California  
County of Ventura } SS:

On 21 May, 2007 before me, STEPHEN M. TOWNSLEY, notary public,  
personally appeared:

Thomas H Koykka

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for the  
State of California  
County of Ventura  
My Commission Expires: September 26, 2010



200705290001  
Skagit County Auditor

Attached to: Statutory Warranty Deed

**All-Purpose Acknowledgement**

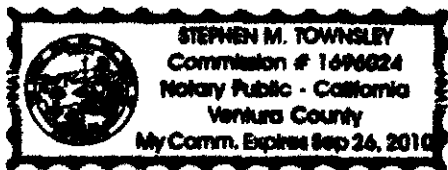
State of California  
County of Ventura } SS:

On 21 May, 2007 before me, STEPHEN M. TOWNSLEY, notary public,  
personally appeared:

Kenneth James Koykka

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for the  
State of California  
County of Ventura  
My Commission Expires: September 26, 2010



UNMORTGAGED

Kenneth H. Koykka 5/21/07  
KENNETH H. KOYKKA Date  
JWK

Laura Ann Seutz 5/23/07  
LAURA ANN SEUTZ Date

Douglas G. White 5/22/07  
DOUGLAS G. WHITE Date

STATE OF CALIFORNIA  
COUNTY OF

I certify that I know or have satisfactory evidence that THOMAS H. KOYKKA is/are the person(s) who appeared before me, or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Statutory Warranty Deed and said person(s) acknowledged that he/she/they signed this instrument, and to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_  
See attached sheet for notary

Notary Public in and for the State of California  
Residing at  
My appointment expires:

STATE OF WASHINGTON  
COUNTY OF

I certify that I know or have satisfactory evidence that NANCY E. MORTON is/are the person(s) who appeared before me, or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Statutory Warranty Deed and said person(s) acknowledged that he/she/they signed this instrument, and to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 05/23/2007

Notary Public in and for the State of Washington  
Residing at 1916 Pike Pl Str 12 Skagit, WA 98101  
My appointment expires: 01/20/2009

Notary Public  
State of Washington  
STEVE W MAIN  
My Appointment Expires Jan 20, 2009

STATE OF WASHINGTON  
COUNTY OF

I certify that I know or have satisfactory evidence that LAURA ANN SEUTZ is/are the person(s) who appeared before me, or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Statutory Warranty Deed and said person(s) acknowledged that he/she/they signed this instrument, and to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 05/23/2007

Notary Public in and for the State of Washington  
Residing at 1916 Pike Pl Str 12 Skagit WA 98101  
My appointment expires: 01/20/2009

Notary Public  
State of Washington  
STEVE W MAIN  
My Appointment Expires Jan 20, 2009

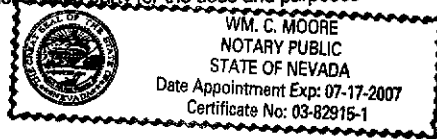


200705290001  
Skagit County Auditor

STATE OF NEVADA  
COUNTY OF

I certify that I know or have satisfactory evidence that DOUGLAS G. WHITE is/are the person(s) who appeared before me, or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Statutory Warranty Deed and said person(s) acknowledged that he/she/they signed this instrument, and to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/22/07



W.M.C. Moore

Notary Public in and for the State of Nevada

Residing at 4782 Chene Ct. Las Vegas, NV 89121

My appointment expires: 07-17-2007



200705290001

Skagit County Auditor

5/29/2007 Page

5 of

5 8:33AM