

When Recorded Return to:
ERIC J. TYREE
HEATHER E. TYREE
4816 Beaver Pond Dr. S.
Mt. Vernon WA 98274



200706150118
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: BE11513 MJJ Title Order No: IC42777 ✓

STATUTORY WARRANTY DEED

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

for and in consideration of **Four Hundred Forty-Eight Thousand and 00/100...(\$448,000.00) DOLLARS** in hand paid, conveys and warrants to **ERIC J. TYREE and HEATHER E. TYREE, husband and wife**

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

Lot 96, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 4, according to the plat thereof recorded August 8, 2005, under Auditor's File No. 200508080162, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4866-000-096-0000 P123102

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: June 14, 2007

TALCON INC., a Washington corporation

By Brad Rzechula, President

2820
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2007

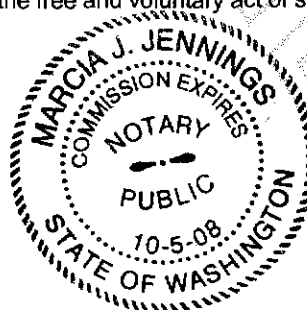
Amount Paid \$ 7979.40
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Brad Rzechula the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledged it as the President of TALCON INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 14, 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'

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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Skagit County Auditor