

When Recorded Return to:
GILBERTO D. ROSALES
LINDSEY A. NEFF
603 Jameson Avenue
Sedro Woolley WA 98284



200707200200
Skagit County Auditor

7/20/2007 Page 1 of 2 3:21PM

Chicago Title Company - Island Division
Order No: IMV2605 MKP Title Order No: IC42714

STATUTORY WARRANTY DEED

THE GRANTOR, **BRIAN K. CRAIG**, a single person, as his separate estate,

for and in consideration of **One Hundred Ninety Thousand and 00/100...(\$190,000.00)**
Dollars, in hand paid, conveys and warrants to

GILBERTO D. ROSALES and LINDSEY A. NEFF, both single persons,

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

Lot 3 and that portion of Lot 2, Block 16, PLAT OF THE TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington, lying East of the following described line.

Commencing at the Northwest corner of Lot 1, Block 16;
thence North 89°59'58" East along the North line of Lot 1 and Lot 2 a distance of 55.13 feet to the initial point of this line description;
thence South 00°20" West parallel with the East line of said Lot 3, Block 16 a distance of 93.00 feet;
thence South 89°59'59" West parallel with the South line of said Lot 2 a distance of 2.28 feet;
thence South 00°21'12" West a distance of 27.00 feet to a point on the South line of Lot 2 which is a distance of 52.69 feet from the Southwest corner of said Lot 1 and the terminal point of this line description.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4149-016-006-0004 P75463

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.

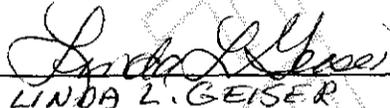
Dated: July 18, 2007


BRIAN K. CRAIG

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BRIAN K. CRAIG is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-18-07



LINDA L. GEISER
Notary Public in and for the State of Washington
Residing at 47th Lemon
My appointment expires: 8-20-07



3454
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2007

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By nam Deputy

