

When Recorded Return to:
STEVE MUNOZ
103 ROSS STREET #1
SAN RAFAEL, CA 94901



200708160126
Skagit County Auditor

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3 12:39PM

Chicago Title Company - Island Division
Order No: Title Order No: IC42933

STATUTORY WARRANTY DEED

THE GRANTOR **RONALD OUDMAN and SHEILA M. OUDMAN, Husband and Wife**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

STEVE MUNOZ, a single person

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


Full legal description attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Lots 15 and 16, Blk. 2, ROSEDALE GARDEN TRACTS

Tax Parcel Number(s): 4169-002-016-0007 P76904

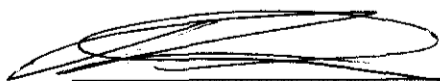
Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience 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.

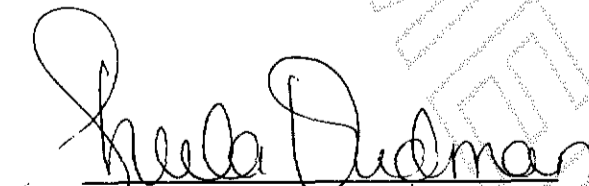
The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is hereby approved.


City Engineer ~~PEARSON~~ DIRECTOR

7-30-07
Dated

Dated: July 30, 2007


RONALD OUDMAN 8-13-07
Date


SHEILA M. OUDMAN 8/13/07

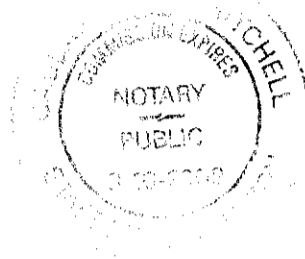
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RONALD OUDMAN AND SHEILA M. OUDMAN (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: 8-13-07

Cassandra M. Mitchell

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3-10-09



CASSANDRA M. MITCHELL

3897
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 16 2007

Amount Paid \$ 3031.00
By Sp Skagit Co. Treasurer Deputy



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Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No:

Lots 15 and 16, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

EXCEPT the east 202.64 feet of the south 120 feet of said Lot 16;

AND EXCEPT the north 80 feet of the south 200 feet of the east 150 feet of said Lots 15 and 16;

AND EXCEPT that portion of the east 155.13 feet of said Lot 15 lying north of the north line of the south 200 feet of said Lots 15 and 16.

Situate in the City of Sedro-Woolley,
Skagit County, Washington.

Containing 39,523 Square feet.

**CITY OF SEDRO-WOOLLEY
APPROVED
PLANNING DEPT. PLANS**
PGS. 1-4
DATE 7-30-07 PERMIT # BLA-7-07
BY JACK R. MOORE



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Skagit County Auditor