

When Recorded Return to:
MICHAEL SCHWAB
LISA SCHWAB
13816 Marihugh Rd.
Mount Vernon WA 98273



200708170097
Skagit County Auditor

8/17/2007 Page 1 of 2 3:20PM

Chicago Title Company - Island Division
Order No: BE11558 CLT Title Order No: IC43010

STATUTORY WARRANTY DEED

THE GRANTOR **THOMAS J. SHEAHAN and JUDITH E. SHEAHAN, husband and wife**
for and in consideration of **Four Hundred Forty-Two Thousand Five Hundred and 00/100...(\$442,500.00) DOLLARS** in hand paid, conveys and warrants to
MICHAEL SCHWAB and LISA SCHWAB, husband and wife

ANNE

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

Abbreviated Legal: Lot 13, Plat of Sahlbom Annex

Tax Parcel Number(s): P35298

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.

3944

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: August 14, 2007

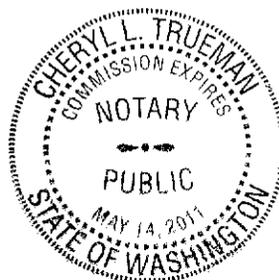
THOMAS J. SHEAHAN
Amount Paid \$ 1881.50
By JUDITH E. SHEAHAN
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that THOMAS J. SHEAHAN and JUDITH E. SHEAHAN (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 15 2007

Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/11



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE11558 CLT

PARCEL A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL04-0642, recorded May 1, 2006, under Auditor's File No. 200605010174, records of Skagit County, Washington; being a portion of the North Half of the Northeast Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

TOGETHER WITH an easement for ingress, egress and utilities over and across the East 60 feet of the West 160 feet of the North 150 feet of the North Half of the Northeast Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington



200708170097
Skagit County Auditor