

When Recorded Return to:
JOAQUIN GARCIA FERNANDEZ
2617 N. 30th Street
Mount Vernon WA 98273



8/31/2007 Page 1 of 2 1:55PM

Chicago Title Company - Island Division
Order No: IMV2686 MKP Title Order No: IC43290

STATUTORY WARRANTY DEED

THE GRANTOR **ADAM R. JOHNSON and KIMBERLY A. JOHNSON, husband and wife**

for and in consideration of **Three Hundred Thousand and 00/100...(\$300,000.00) DOLLARS**
in hand paid, conveys and warrants to

JOAQUIN GARCIA FERNANDEZ, a married man, as his separate estate

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

Lot 3, PLAT OF CASCADE ADDITION TO MOUNT VERNON, according to the Plat thereof recorded December 17, 2004, under Auditor's File No. 200412170126, records of Skagit County, Washington.

Situated in Skagit County, Washington

4195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2007

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 4850-000-003-0000 P122417

Amount Paid \$ 5345.00
Skagit Co. Treasurer:
By Deputy

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: August 24, 2007

Adam R. Johnson 8/30/07
ADAM R. JOHNSON Date

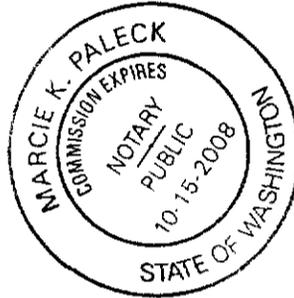
Kimberly A. Johnson 8/30/07
KIMBERLY A. JOHNSON Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ADAM R. JOHNSON and KIMBERLY A. JOHNSON (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: August 30, 2007

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires:



UNOFFICIAL DOCUMENT



200708310219
Skagit County Auditor