

When Recorded Return to:  
SHANNON Q. GRAHAM  
3705 Arctic Blvd., #1861  
Anchorage, AK 99503



200709140139  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV2753 CMM Title Order No: IC43585

### STATUTORY WARRANTY DEED

THE GRANTOR GARRETT O'BRIEN, a married man, as his separate estate; and JAMES O'BRIEN, a married man, as his separate estate, in indeterminate interests

for and in consideration of **Three Hundred Forty-Five Thousand and 00/100...(\$345,000.00) DOLLARS**

in hand paid, conveys and warrants to

**SHANNON Q. GRAHAM, a single man**

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.) Lot 2, CITY OF MOUNT VERNON SP#LU-05-089.

Tax Parcel Number(s): 340417-4-106-0200 P124690

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: September 10, 2007

  
GARRETT O'BRIEN 9/11/07  
Date

  
JAMES O'BRIEN 9-11-07  
Date

4392  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 14 2007

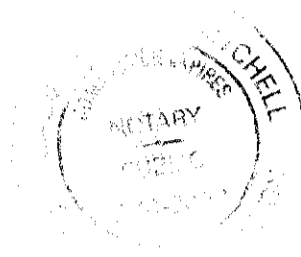
Amount Paid \$ 6,146.00  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARRETT O'BRIEN and JAMES O'BRIEN (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: 9-11-07

Cassandra M. Mitchell  
Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: March 10, 2009



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EXHIBIT 'A'

**Description:**

**Order No:** IMV2753 CMM

**PARCEL A:**

Lot 2, CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089 titled EMERALD ISLE SHORT PLAT, as approved June 7, 2006, and recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress and egress, over and across the West 30 feet of that certain tract of land conveyed to Herman C. Hobick, et ux, by Deed recorded March 14, 1977, under Auditor's File No. 852519, records of Skagit County, Washington.

Situated in Skagit County, Washington



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