

When Recorded Return to:
JOSE NUNEZ
1605 N. 43rd Place
Mount Vernon WA 98273



200709240185
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2728 MKP Title Order No: IC43456

STATUTORY WARRANTY DEED

THE GRANTOR RYAN L. MATTHEWS and ADRIANNE E. MATTHEWS, husband and wife

for and in consideration of **Two Hundred Sixty-Three Thousand and 00/100...(\$263,000.00)**
DOLLARS

in hand paid, conveys and warrants to

JOSE N. NUNEZ, a married individual, as a separate estate

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

Lot 4 and the Norh 2.5 feet of Lot 5, PLAT OF SPINNAKER COVE, according to the plat thereof recorded September 17, 2002, under Auditor's File No. 200209170010, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4802-000-004-0000 P119516

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 19, 2007



RYAN L. MATTHEWS

Date



ADRIANNE E. MATTHEWS

Date

4509
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 24 2007

Amount Paid \$ 4686 40
Skagit Co. Treasurer
By Deputy

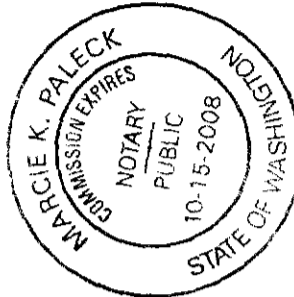


STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RYAN L. MATTHEWS and ADRIANNE E. MATTHEWS (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: September 24 2007

Marie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15 2008



STATE OF WASHINGTON
COUNTY OF

^{MLP}
I certify that I know or have satisfactory evidence that RYAN L. MATTHEWS (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: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



200709240185
Skagit County Auditor