

When Recorded Return to:
TYREL C. SULLIVAN
17334 Red Hawk Court
Mount Vernon WA 98274



200712140079

Skagit County Auditor

12/14/2007 Page

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2 11:43AM

Chicago Title Company - Island Division
Order No: BE11754 MJJ Title Order No: IC44318

STATUTORY WARRANTY DEED

THE GRANTOR RED HAWK HOMES, INC., a Washington corporation

for and in consideration of **Three Hundred Twenty-Five Thousand and 00/100...(\$325,000.00) DOLLARS** in hand paid, conveys and warrants to **TYREL C. SULLIVAN, an unmarried individual**

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

Lot 4, AMENDED PLAT OF RED HAWK ESTATES, recorded July 26, 2005, under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situated in Skagit County, Washington

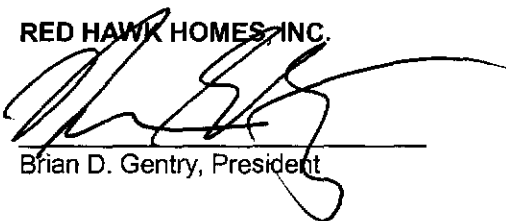
Tax Parcel Number(s): 4754-000-004-0000 P116862

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Subject to: Disclosure Statement regarding the operation and maintenance of the septic system as more fully described in Exhibit "B" which is attached hereto and made a part hereof.

Dated: December 10, 2007

RED HAWK HOMES, INC.


Brian D. Gentry, President

5643
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

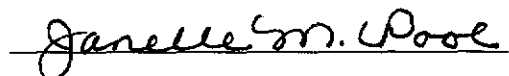
DEC 14 2007

Amount Paid \$ 5790.00
Skagit Co. Treasurer
By *mam* Deputy

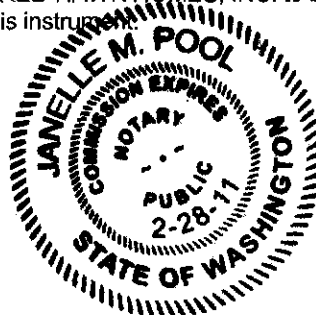
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Brian D. Gentry, President, the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of RED HAWK HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12/11/07


Janelle M. Pool

Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 02/28/11



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EXHIBIT 'A'

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.

EXHIBIT "B"

Grantee understands and hereby acknowledges the following:

1. As part of the purchase and sale agreement for the property, Grantor has disclosed the existence of a septic tank on the property with either a conventional gravity fed system or low pressure distribution system.
2. The property is not connected to a city sewer system.
3. Grantee has been informed that there are inspection costs associated with the operation and maintenance of a septic system, as required by Skagit County Health Department.
4. Grantor provided additional information at the acceptance walk-through to familiarize Grantee with the operation and maintenance of the septic system.



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