

When Recorded Return to:
JONATHAN VANDER KOOY
CATHERINE E. VANDER KOOY
14739 McLean Road
Mount Vernon WA 98273



200801150098
Skagit County Auditor

1/15/2008 Page 1 of 2 3:20PM

Chicago Title Company - Island Division
Order No: BE11758 MJJ Title Order No: IC44169

STATUTORY WARRANTY DEED

THE GRANTOR EPIFANIO SEDANO, JR. and KRISTY M. SEDANO, husband and wife

for and in consideration of **Three Hundred Twenty-Five Thousand and 00/100...(\$325,000.00) DOLLARS** in hand paid, conveys and warrants to **JONATHAN VANDER KOOY and CATHERINE E. VANDER KOOY, husband and wife**

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

Abbreviated Legal: A portion of the SW ¼ of the NE ¼ of Section 21, Township 34 North, Range 3 East of the W.M., as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 340321-1-007-0205 P22221 and 340321-1-009-0100 P111464

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.

Dated: January 11, 2008

EPIFANIO SEDANO, JR.

KRISTY M. SEDANO

#137
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 15 2008

STATE OF WASHINGTON
COUNTY OF Skagit

Amount Paid \$ 5790.00
By Skagit Co. Treasurer
M & M Deputy

I certify that I know or have satisfactory evidence that EPIFANIO SEDANO, JR. and KRISTY M. SEDANO (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: January 14, 2008

Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008

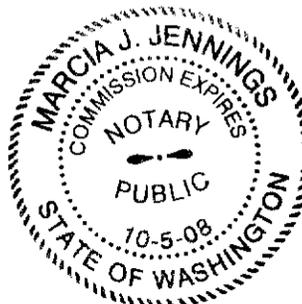


EXHIBIT 'A'

Description:

Order No: BE11758 MJJ

PARCEL A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 21, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 32;
Thence North 145.2 feet to the true point of beginning;
Thence West 150 feet;
Thence North 25 feet;
Thence East 150 feet;
Thence South 25 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of Section 21, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 21;
Thence West 150 feet;
Thence North 145.2 feet;
Thence East 150 feet;
Thence South 145.2 feet to the point of beginning;

EXCEPT right of way for road.

Situated in Skagit County, Washington



200801150098
Skagit County Auditor

1/15/2008 Page

2 of

2 3:20PM