

When Recorded Return to:
EPIFANIO SEDANO
KRISTY MARIE SEDANO
214 Lilly Lane
Mount Vernon WA 98274



200801170107
Skagit County Auditor

1/17/2008 Page 1 of 2 3:32PM

Chicago Title Company - Island Division
Order No: BE11785 MJJ Title Order No: IC44513

STATUTORY WARRANTY DEED

THE GRANTOR **CHRISTOPHER DEASY, a single man**

for and in consideration of **Three Hundred Ninety-Five Thousand and 00/100...(\$395,000.00) DOLLARS** in hand paid, conveys and warrants to **EPIFANIO SEDANO and KRISTY MARIE SEDANO, husband and wife**

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

Lot 5 as delineated on MOUNT VERNON SHORT PLAT NO. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, records of Skagit County, Washington; being a portion of Lot 2, Timberline Division III, according to the plat thereof, recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4460-000-002-0500 P125013

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.

Dated: January 14, 2008

CHRISTOPHER DEASY

165
SKAGIT COUNTY WA
FILED STATUTORY DEED

JAN 17 2008

Amount Paid To
Skagit Co. Treasurer
By MF Deputy

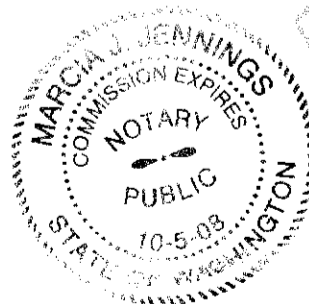
7036.00

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHRISTOPHER DEASY is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 15, 2008

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



Chicago Title Company - Island Division

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.



200801170107
Skagit County Auditor