



200801310094

Skagit County Auditor

1/31/2008 Page 1 of 2 11:22AM

When Recorded Return to:
KRISTINE DAWN
823 N. 8th Street
Mount Vernon WA 98273

Chicago Title Company - Island Division
Order No: IMV2912 MKP Title Order No: IC44487

STATUTORY WARRANTY DEED

THE GRANTOR **DAVID J. NIELSEN**, a single person, as his separate estate

for and in consideration of **Two Hundred Nine Thousand and 00/100...(\$209,000.00)**
DOLLARS

in hand paid, conveys and warrants to

KRISTINE D. DAWN, a single person

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

Lot 13, Block 6, PAPE'S ADDITION TO THE CITY OF MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington;

EXCEPT the West 5.00 feet of the South 37 feet thereof.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3750-006-014-0007 P54055


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: January 24, 2008


DAVID J. NIELSEN Date 1/29/08

310
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2008

Amount Paid \$ 3725.20
By Skagit Co. Treasurer Deputy


STATE OF WASHINGTON
COUNTY OF Skagit

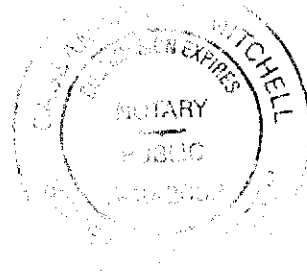
I certify that I know or have satisfactory evidence that DAVID J. NIELSEN (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-29-08

Cassandra M. Mitchell
Marcia K. Palecek

Notary Public in and for the State of Washington
Residing at Mount Vernon

My appointment expires: ~~October 15, 2008~~
3-10-09



CASSANDRA M. MITCHELL



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Skagit County Auditor