

When recorded return to:

Ms. Lydia K. Van Houten
1903 South Wall Street
Mount Vernon, WA 98273



200806170043
Skagit County Auditor

6/17/2008 Page 1 of 3 11:45AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01996-08

Grantor: David Cleaver and Tammy Cleaver
Grantee: Lydia K. Van Houten

Tax Parcel Number(s): 3707-000-007-0003/P52371

Abbreviated Legal:

Lot 7, "BLACKBURN ADDITION, MOUNT VERNON, WASH."

GUARDIAN NORTHWEST TITLE CO.
94906-3

Statutory Warranty Deed

THE GRANTORS David Cleaver and Tammy Cleaver, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lydia K. Van Houten, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 7, "BLACKBURN ADDITION, MOUNT VERNON, WASH."

Tax Parcel Number(s): 3707-000-007-0003/P52371

Lot 7, "BLACKBURN ADDITION, MOUNT VERNON, WASH." As per plat recorded in Volume 6 of Plats, page 14, records of Skagit County, Washington.

Subject to: Municipal assessments, if any, levied by the City of Mount Vernon.

Dated June 12, 2008

David Cleaver

Tammy Cleaver
By:
David Cleaver
Her Attorney in Fact

1970
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2008

Amount Paid \$ 4419.40
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Cleaver and Tammy Cleaver are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

SEE ATTACHED

Dated: _____

Tammy Ann Libby
Notary Public in and for the State of Washington
Residing at: Edmonds
My appointment expires: 1/11/2010

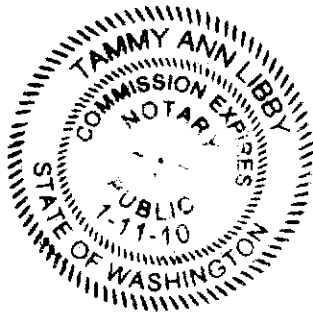
NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 13 DAY OF JUNE 2008, ~~2002~~, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID CLEAVER TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT FOR Him SELF AND ALSO AS THE ATTORNEY IN FACT FOR TAMMY CLEAVER AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS OWN FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID TAMMY CLEAVER IN THE CAPACITY AND FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT SAID PRINCIPAL IS NOT DECEASED NOR INCOMPETENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT: EDMONDS
MY COMMISSION EXPIRES: 1-11-2010



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Skagit County Auditor

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: LYDIA K. VAN HOUTEN
Seller: DAVID CLEAVER and TAMMY CLEAVER
Property: 1903 SOUTH WALL STREET - MT. VERNON, WA
98273

Legal Description of Property:

LOT 7, "BLACKBURN ADDITION, MOUNT VERNON,
WASH.," AS PER PLAT RECORDED IN VOLUME
6 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY,
WASHINGTON

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

if your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Lydia K. Van Houten 6/13/08
Buyer LYDIA K. VAN HOUTEN Date

By: Gay Van Houten
her atty. in fact
Buyer Date

David Cleaver
Seller DAVID CLEAVER Date

Tammy Cleaver
Seller TAMMY CLEAVER Date
By David Cleaver
Her atty in fact



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Skagit County Auditor