

When Recorded Return to:

JAMES E. PROSSER

MARIANNE PROSSER

904 E ROSE AV
Orange, CA 92867



200807170069

Skagit County Auditor

7/17/2008 Page

1 of

3 11:22AM

Chicago Title Company - Island Division

Order No: AE12527 MM Title Order No: IC45788

STATUTORY WARRANTY DEED

THE GRANTOR SUNSET PROPERTIES and CONSTRUCTION LLC, a Washington Limited Liability Company

for and in consideration of **Six Hundred Eighty-Five Thousand and 00/100...(\$685,000.00) DOLLARS**

in hand paid, conveys and warrants to **JAMES E. PROSSER and MARIANNE PROSSER, husband and wife**

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

Lot 7, KNUTSON PLAT, as recorded under Auditor's File No. 200706060179, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the common Northerly corner of Lots 6 and 7 in said plat;
Thence South 30°46'32" West, a distance of 38.91 feet along the lot line common to said Lots 7 and 7 to an intersection with the North line of Lot 8, said plat;
Thence South 87°30'00" East along said North line, a distance of 15.00 feet to an angle point;
Thence North 8°13'14" East, a distance of 34.44 feet to the point of beginning.

Situated in Skagit County, Washington

Tax Parcel Number(s): P126318 4928-000-007-0000

Subject to: Restrictions, reservations and easements of record.

Dated: July 10, 2008

SUNSET PROPERTIES AND CONSTRUCTION, LLC


By Nathan Douglas Knutson Date
Member

2331
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 17 2008

Amount Paid \$ 12,198.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Nathan Douglas Knutson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Member of SUNSET PROPERTIES AND CONSTRUCTION, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

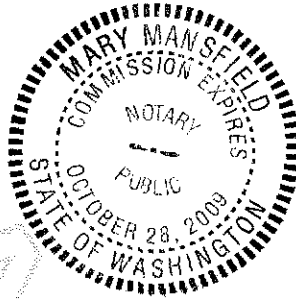
Dated:

7-15-08

Mary Mansfield

Notary Public in and for the State of Washington
Residing at *Ashtab*
My appointment expires:

10-28-09



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Skagit County Auditor

-05

Exhibit B

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.



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Skagit County Auditor