

When Recorded Return to:
KYLE PFLUGER
23082 Union Square Road
Sedro Woolley WA 98284



200902170242
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV3502 MJJ Title Order No: IC47255

STATUTORY WARRANTY DEED

THE GRANTOR **RANDALL EGBERT and CYNTHIA EGBERT, husband and wife**

for and in consideration of **Two Hundred Eighty-Nine Thousand and 00/100...(\$289,000.00)**
DOLLARS in hand paid, conveys and warrants to **KYLE PFLUGER, a single man**

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

Tract B of SKAGIT COUNTY SHORT PLAT NO. 96-003, recorded July 15, 1996, in Volume 12 of Short Plats, page 120, under Auditor's File No. 9607150113, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 350412-3-002-0500 P109064

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: February 12, 2009

RANDALL EGBERT

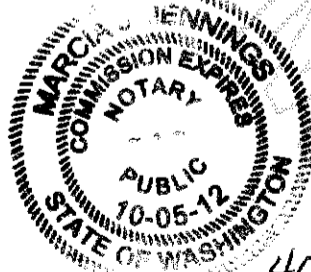
CYNTHIA EGBERT

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RANDALL EGBERT and CYNTHIA EGBERT 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: February 12, 2009

Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/15/2012
Marcia J. Jennings



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Amount Paid: 5149.20

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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.



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