

When Recorded Return to:
KIRA MATTHEWS
409 Bennett Street
Sedro Woolley WA 98284



200902230164
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV3501 MJJ Title Order No: IC47250

STATUTORY WARRANTY DEED

THE GRANTOR JOLINE R. MORRIS, an unmarried individual and LINDSEY M. DWYER, an unmarried individual, each as their separate estate

for and in consideration of **One Hundred Fifty-One Thousand Five Hundred and 00/100...(\$151,500.00) DOLLARS** in hand paid, conveys and warrants to **KIRA MATTHEWS, an unmarried individual**

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4 and the East of Lot 3, Block 11, PLAT OF TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

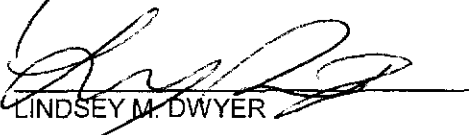
Situated in Skagit County, Washington.

Tax Parcel Number(s): 4149-011-004-0007 P75388

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 18, 2009


JOLINE R. MORRIS


LINDSEY M. DWYER

477
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

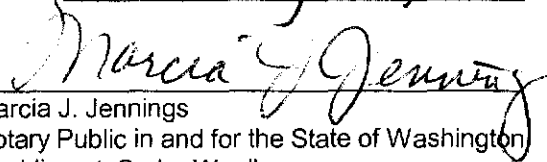
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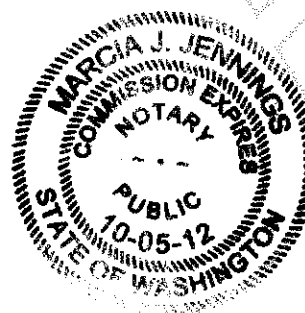
Amount Paid \$ 2701.70
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOLINE R. MORRIS and LINDSEY M. DWYER 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 20, 2009


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2012



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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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