



200903190094

Skagit County Auditor

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When Recorded Return to:
HALIM HANNA
4610 Beaver Pond Dr. South
Mount Vernon WA 98274

Chicago Title Company - Island Division
Order No: 620000980 MKP Title Order No: 620000980

STATUTORY WARRANTY DEED

THE GRANTOR **ANDREY SHUBIN**, a single person, as his separate estate, and not in a domestic partnership

for and in consideration of **Four Hundred Thousand and 00/100...(\$400,000.00)**
DOLLARS

in hand paid, conveys and warrants to

HALIM HANNA, an unmarried individual, and not in a domestic partnership

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

Lot 162, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 6, according to the Plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4883-000-162-0000 P124071

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: March 9, 2009

ANDREY SHUBIN

Date

03.13.09

764
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 19 2009

Amount Paid \$ 7125.00
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ANDREY SHUBIN (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: March 13 2009

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2012



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