

When Recorded Return to:
ANDREW E. MORAN
JOBINA M. MORAN
625 Fidalgo Street
Sedro Woolley WA 98284



200904030078
Skagit County Auditor

4/3/2009 Page 1 of 2 11:54AM

Chicago Title Company - Island Division
Order No: 620001987 MKP Title Order No: 620001987

STATUTORY WARRANTY DEED

THE GRANTOR MICHAEL L. STEPHENS and KAREN J. STEPHENS, husband and wife

for and in consideration of **Two Hundred Seventy-One Thousand Five Hundred and 00/100...(\$271,500.00) DOLLARS**

in hand paid, conveys and warrants to

ANDREW E. MORAN and JOBINA M. MORAN, husband and wife

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

The East Half of Lot 6, all of Lot 7 and the West Half of Lot 8, Block 21, PLAT OF THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

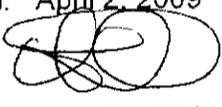
Situated in Skagit County, Washington

Tax Parcel Number(s): 4149-021-008-0010 P75527

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: April 2, 2009


MICHAEL L. STEPHENS Date 4/2/09


KAREN J. STEPHENS Date 4-2-09

920
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 03 2009

Amount Paid \$ 4839.70
Skagit Co. Treasurer
By *nam* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that MICHAEL L. STEPHENS and KAREN J. STEPHENS (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: April 2 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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Skagit County Auditor