

When Recorded Return to:  
ROSS E. WILSON  
YULIYA M. WILSON  
4604 Camano Place  
Anacortes WA 98221



200906170046  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: 620003690 MM Title Order No: 620003690

**STATUTORY WARRANTY DEED**

THE GRANTOR CHARLES T. KARPf and JO ANN P. KARPf, husband and wife

for and in consideration of **Four Hundred Twenty-Five Thousand and 00/100...(\$425,000.00) DOLLARS**

in hand paid, conveys and warrants to **ROSS E. WILSON and YULIYA M. WILSON, husband and wife**

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

Lot 159, CLEARIDGE DIVISION II, according to the Plat thereof recorded in Volume 13 of Plats, Pages 57 through 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P82612

Subject to: Restrictions, reservations and easements of record.  
See Exhibit B which is hereto attached.

Dated: June 5, 2009

Charles T. Karpf 6-5-09  
CHARLES T. KARPf Date

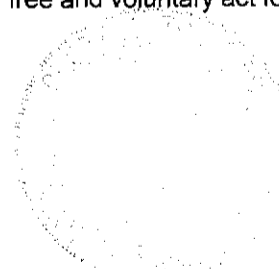
Jo Ann P. Karpf 6-5-09  
JO ANN P. KARPf Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHARLES T. KARPf and JO ANN P. KARPf (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: June 5 2009

Cheryl A. Freeman  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/14/11  
Cheryl A. Freeman



1748  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 17 2009

Amount Paid \$ 7570.00  
Skagit Co. Treasurer  
By MMW Deputy

**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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