

When Recorded Return to:
JOSEPH ROEDEL
TINA ROEDEL
504 Cascade Vista Dr.
Sedro Woolley WA 98284



200907300103
Skagit County Auditor

7/30/2009 Page 1 of 2 3:49PM

Chicago Title Company - Island Division
Order No: 620004729 MJJ Title Order No: 620004729

STATUTORY WARRANTY DEED

THE GRANTOR **BILLIE J. KERMEN**, a single individual

for and in consideration of **Two Hundred Nineteen Thousand and 00/100...(\$219,000.00)**
DOLLARS in hand paid, conveys and warrants to **JOSEPH ROEDEL and TINA ROEDEL,**
husband and wife

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

Abbreviated Legal: Tract "B" of SHORT PLAT NO. SW 5-78, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4155-000-012-0100 P76375

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:
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: July 29, 2009


BILLIE J. KERMEN

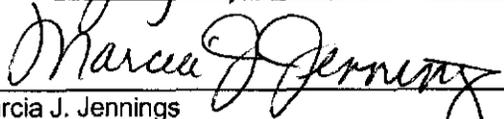
2301
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

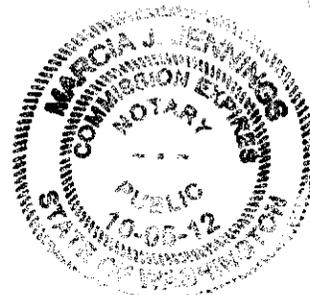
JUL 30 2009

Amount Paid \$ 3903.20
Skagit Co. Treasurer
By *man* Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **BILLIE J. KERMEN** is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2009

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2009



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EXHIBIT 'A'

Description:
MJJ

Order No: 620004729

PARCEL A

Tract "B" of SHORT PLAT NO. SW 5-78, recorded June 5, 1978 in Volume 2 of Short Plats, page 221, under Auditor's File No. 880757, being a portion of Tract 12, "CASCADE VISTA PARK", as per plat recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B

An easement for road and utility purposes over, under and across the Easterly portion of Tracts, A, B, C and D of said SHORT PLAT SW 5-78, as delineated on the face thereof, and shown on relocation survey recorded August 28, 1979 in Book 2 of Surveys at page 178, under Auditor's File No. 7908280031, records of Skagit County, Washington.

Situated in Skagit County, Washington



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