

When Recorded Return to:  
NATASHA BERNHARDT  
4500 Edgemont Place  
Mount Vernon WA 98273



200908310182

Skagit County Auditor

8/31/2009 Page 1 of 2 4:04PM

Chicago Title Company - Island Division

Order No: 620004988 MJJ Title Order No: 620004988

### STATUTORY WARRANTY DEED

THE GRANTOR **MATTHEW E. MCDANIEL** and **LEZLIE D. MCDANIEL**, husband and wife

for and in consideration of **Two Hundred Forty Thousand and 00/100...(\$240,000.00)**  
**DOLLARS** in hand paid, conveys and warrants to **NATASHA BERNHARDT**, an unmarried individual

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

**Tract C of CITY OF MOUNT VERNON SHORT PLAT NO. 12-77, approved July 25, 1977, and recorded July 25, 1977, in Volume 2 of Short Plats, page 90, under Auditor's File No. 861362, records of Skagit County, Washington; being a portion of Lot 1, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.**

**Situated in Skagit County, Washington.**

Tax Parcel Number(s): 3956-000-001-0304 P67474

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: August 27, 2009

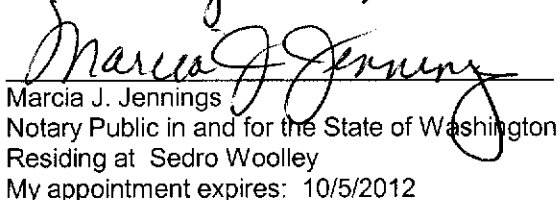
  
MATTHEW E. MCDANIEL

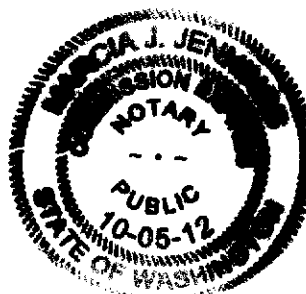
  
LEZLIE D. MCDANIEL

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **MATTHEW E. MCDANIEL** and **LEZLIE D. MCDANIEL** 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 their free and voluntary act for the uses and purposes mentioned in this instrument.

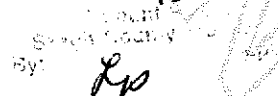
Dated: August 28, 2009

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



2678  
SKAGIT COUNTY WASHINGTON  
Real Estate License Tax

AUG 31 2009  
4277.00

By: 

Chicago Title Company - Island Division

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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