

AFTER RECORDING MAIL TO:

Timothy E. Sheldon
16415 Ovenell Road
Burlington, WA 98233



200108240137
Skagit County Auditor

8/24/2001 Page 1 of 2 3:30:00PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97935-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Nielsen Brothers, Inc.
Grantee(s): Timothy E. Sheldon, Debra A. Sheldon
Abbreviated Legal: Lot 7, RIVER VALLEY VIEW ESTATES, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4777-000-007-0000/P118032

THE GRANTOR NIELSEN BROTHERS, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY E. SHELDON and DEBRA A. SHELDON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 7, "RIVER VALLEY VIEW ESTATES," as per plat recorded on May 7, 2001 under Auditor's File No. 200105070102, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

See Attached Exhibit A
Dated this 17th day of August, 2001

#42576
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By Nielsen Brothers, Inc.

By AUG 24 2001

By [Signature]
Robert Nielsen, President

By [Signature]
Amount Paid \$ 1,500.00
Skagit County Treasurer
Deputy

STATE OF WASHINGTON
County of WHATCOM

SS:

I certify that I know or have satisfactory evidence that ROBERT NIELSEN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the PRESIDENT of NIELSEN BROTHERS, INC.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: AUGUST 22, 2001 [Signature]



Notary Public in and for the State of WASHINGTON
Residing at Bellingham, WA

Exhibit A

SUBJECT TO: Dedication, Water Pipeline Easement, Natural Resource Land Designation; Tract "A" Utility Easement; Automotive Racetrack Notice and Plat Notes, as set forth on the face of the Plat; Building Setbacks as set forth on the face of the Plat; Easement recorded April 19, 1988, under Auditor's File No. 8804190045; Easement for drainfield over the Westerly and Southerly 15 feet; Restrictive Covenants recorded May 7, 2001, under Auditor's File No. 200105070103 and amended by instrument recorded June 21, 2001, under Auditor's File No. 200106210005; Protected Critical Area Site Plan and/or Easement recorded May 7, 2001, under Auditor's File No. 200105070106.