



200512140120
Skagit County Auditor

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When Recorded Return to:
ALLEN F. BIRD
15152 McLean Road
Mount Vernon WA 98273

Chicago Title Company - Island Division
Order No: IMV1495 CMM
1C37325

STATUTORY WARRANTY DEED

THE GRANTOR JOSE Z. SILVA and COLEEN M. SILVA, husband and wife
/aka Colleen M. Silva Hedgepeth
for and in consideration of Two Hundred Ten Thousand and 00/100...(\$210,000.00) DOLLARS
in hand paid, conveys and warrants to
ALLEN F. BIRD, an unmarried person

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

Lots 5 and 6, Block 17, BALL & LEDGERS FIRST ADDITION TO MT. VERNON,
according to the plat thereof recorded in Volume 1 of Plats, page 1, records of Skagit
County, Washington;

TOGETHER WITH the vacated East 12.5 feet of Third Street adjacent thereto which
attached by operation of law under that City of Mount Vernon Vacation Ordinance No.
335.

Situated in Skagit County, Washington.

Tax Account No. : 3702-017-006-0003 P52225

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 amendmets, 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: December 13, 2005

Jose Z. Silva 12-14-05
JOSE Z. SILVA Date

Colleen M. Silva 12-14-05
COLLEEN M. SILVA Date

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
6940
DEC 14 2005

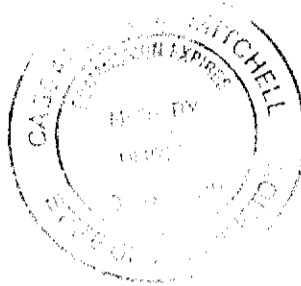
Amount Paid \$ 3743.00
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOSE Z. SILVA and COLLEEN M. SILVA are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 12-14-05

Cassandra M. Mitchell
Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



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