

When Recorded Return to:
REGGIE NELSON
JULI NELSON
1520 Alpine View Place
Mount Vernon WA 98274



200606200064
Skagit County Auditor

6/20/2006 Page 1 of 2 11:43AM

Chicago Title Company - Island Division
Order No: BE10707 CLW
IC38811

STATUTORY WARRANTY DEED

THE GRANTOR STUART M. PRESSON and ANNE L. PRESSON, husband and wife for and in consideration of Ten Dollars and Other Valuable Consideration, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to REGGIE NELSON, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

As per Exhibit "A" attached hereto and made a part hereof.

Lot 5, Block M, MAP OF LA CONNER

Tax Account No. : 4123-013-005-0002 P74008

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3004
JUN 20 2006
9803⁹⁰

Dated: June 10, 2006

STUART M. PRESSON

Amount Paid \$
Skagit Co. Treasurer
By Deputy

ANNE L. PRESSON

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that STUART M. PRESSON and ANNE L. PRESSON 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: June 16, 2006

Loretta E. Muessig
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

LORETTA E. MUESSIG
Notary Public-Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. JAN. 17, 2008

LPB No. 10

Notary Public State of Missouri
County of St. Louis
My Commission expires 1/17/08

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EXHIBIT 'A'

Description:

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Lot 5, Block M, MAP OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of adjacent vacated alley through said block, which would revert by operation of law;

ALSO TOGETHER WITH that vacated portion of Road Street adjacent to and lying North of the East Half of the vacated alley in Block M, all which reverted to said premises by operation of law (Ordinance Number 423 recorded under Auditor's File Nos. 857917, 857304 and 847630, records of Skagit County, Washington)

Situated in Skagit County, Washington.



200606200064

Skagit County Auditor