

When Recorded Return to:
TROY C. ERWIN
S. ANNE ERWIN
124 N. Reed Street
Sedro Woolley WA 98284



200704300160
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

Chicago Title Company - Island Division
Order No: BE11422 CLT Title Order No: BE11422

124787-PW

STATUTORY WARRANTY DEED

THE GRANTOR **JOAN E. CABE**, a single person for and in consideration of **Two Hundred Thirty Thousand and 00/100...(\$230,000.00) DOLLARS** in hand paid, conveys and warrants to **TROY C. ERWIN and S. ANNE ERWIN, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington:

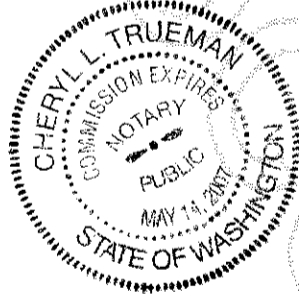
Abbreviated Legal: Ptn NW 1/4 of NE 1/4, 21-35-4 EWM aka Lot A, SP SW-06-00

Tax Parcel Number(s): P113825

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: April 25, 2007

JOAN E. CABE



STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JOAN E. CABE (is/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 his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 25, 2007

Cheryl L. Trueman
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/14/07

2020
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2007

Amount Paid \$ 4099.00
Skagit Co. Treasurer
By Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Order No: BE11422 CLT

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Lot A, Short Plat No. SW-06-00, approved March 21, 2001, recorded March 21, 2001, under Auditor's File No. 200103210062; a portion of Sedro-Woolley Short Plat No. 98-04, approved September 10, 1998, recorded October 16, 1998, under Auditor's File No. 9810160075, records of Skagit County, Washington, and also a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress, utilities and emergency vehicle turnaround, delineated on the face of said Short Plat No. SW-06-00 as "CABE LANE (Private)".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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