

When Recorded Return to:  
DONNELL L. FOX  
1127 N. Waugh Road  
Mount Vernon WA 98273



200705030083  
Skagit County Auditor

5/3/2007 Page 1 of 2 11:37AM

Chicago Title Company - Island Division  
Order No: BE11419 MJJ Title Order No: IC42313

**STATUTORY WARRANTY DEED**

**THE GRANTOR THUNDERBIRD TERRACE, LLC, a Washington Limited Liability Company**

for and in consideration of **Three Hundred Thirty-Nine Thousand and 00/100...(\$339,000.00) DOLLARS** in hand paid, conveys and warrants to **DONNELL L. FOX, a married woman as her separate estate**

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

Lot 6, CITY OF MOUNT VERNON "THUNDERBIRD TERRACE SHORT PLAT" LAND USE NO. LU04-022, as approved March 2, 2005, and recorded March 7, 2005, under Auditor's File No. 200503070126, records of Skagit County, Washington; being a portion of Lot B, City of Mount Vernon Short Plat No. MV-11-77, as approved July 15, 1977, and recorded July 18, 1977, in Volume 2 of Short Plats, pages 82 and 83, records of Skagit County, Washington, and being a portion of the Southeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 340416-4-015-0900 P122563

Subject to: Restrictions, reservations and easements of record and Sdkagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: May 1, 2007

**THUNDERBIRD TERRACE, LLC**  
Brian D. Gentry, Manager

# 2114  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2007

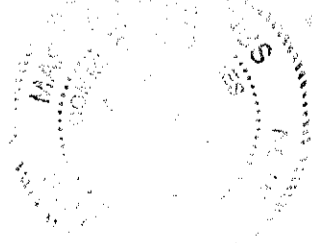
Amount Paid \$ 653920  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry, to me known to be the Manager of THUNDERBIRD TERRACE, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: May 2, 2007

Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008



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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.



200705030083

Skagit County Auditor