

When Recorded Return to:
GEORGE BALLEGEER
GEORGINA BALLEGEER
14131 Amber Lane
Mount Vernon WA 98273



200708090043
Skagit County Auditor

8/9/2007 Page 1 of 2 11:17AM

Chicago Title Company - Island Division
Order No: IMV2651 MKP Title Order No: IC40740

STATUTORY WARRANTY DEED

THE GRANTOR LINDA L. STRELLNAUER SCHNEIDER, Trustee of THE LINDA. L. STRELLNAUER SCHNEIDER REVOCABLE TRUST of November 15, 2000,

for and in consideration of **Three Hundred Thirty-Eight Thousand Five Hundred and 00/100...(\$338,500.00) DOLLARS**

in hand paid, conveys and warrants to

GEORGE BALLEGEER and GEORGINA BALLEGEER, husband and wife

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

PARCEL A:

Lot 12, HALL PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

The West 5 feet of that portion of Lot E, HALL PLACE SECOND ADDITION, according to the plat thereof recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington, lying between the Easterly extension of the Northerly and Southerly lines of Lot 12 in said Hall Place Second Addition.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4594-000-012-0001 P102306

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 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: August 6, 2007

THE LINDA L. STRELLNAUER SCHNEIDER REVOCABLE TRUST

*Linda Nelles FKA
Linda L. Strellnauer Schneider*

Linda Nelles formerly known as
Linda L. Strellnauer Schneider,
Trustee

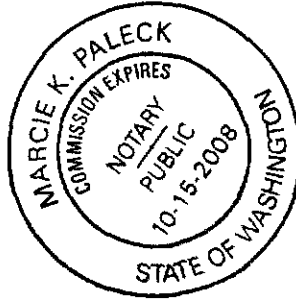
Date *8-7-07*

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LINDA NELLES, formerly known as Linda L. Strellnauer Schneider is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is / she is / they are authorized to execute the instrument and acknowledged it as the TRUSTEE of THE LINDA L. STRELLNAUER SCHNEIDER REVOCABLE TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 7 2007

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 2008



3765
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 09 2007

Amount Paid \$ 6030.30
Skagit Co. Treasurer Deputy
By nam



200708090043
Skagit County Auditor