

When Recorded Return to:  
RORY W. O'FLAHRITY  
354 Helen Street  
Sedro Woolley WA 98284



200710160078  
Skagit County Auditor

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**Chicago Title Company - Island Division**  
Order No: IMV2790 MKP Title Order No: IC43826

**STATUTORY WARRANTY DEED**

THE GRANTOR GRANDVIEW, INC., a Washington corporation

for and in consideration of **One Hundred Eighty-Nine Thousand Nine Hundred Fifty and 00/100...(\$189,950.00) DOLLARS**

in hand paid, conveys and warrants to

**RORY W. O'FLAHRITY, an unmarried man**

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

Lot 61, PLAT OF KLINGER ESTATES, according to the Plat thereof recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

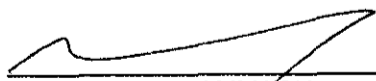
Situated in Skagit County, Washington

Tax Parcel Number(s): 4891-000-061-0000 P124479

**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: October 11, 2007

GRANDVIEW, INC.

  
By SCOTT T. WAMMACK  
President  
10/16/2007  
Date

4878  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 16 2007

Amount Paid \$ 3386.11  
Skagit Co. Treasurer  
By  Deputy

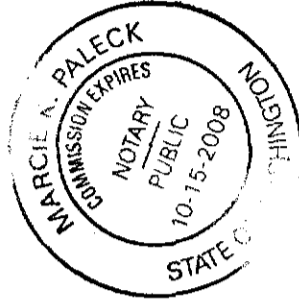
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that SCOTT T. WAMMACK 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 President of GRANDVIEW, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 18 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



200710160078  
Skagit County Auditor