

When Recorded Return to:
RYAN WALTERS
1803 10th Street
Anacortes WA 98221



200905070092
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: 620002476 CLT Title Order No: 620002476

STATUTORY WARRANTY DEED

THE GRANTOR CRAIG BOYCE and SANDRA BOYCE, husband and wife

for and in consideration of **Three Hundred Ten Thousand and 00/100...(\$310,000.00)**
DOLLARS

in hand paid, conveys and warrants to **RYAN WALTERS, a single person**

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

Lots 1 and 2, Block 167, MAP OF THE CITY OF ANACORTES, according to the Plat thereof recorded in Volume 2 of Plats, Pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P56056

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

Dated: April 22, 2009

CRAIG BOYCE
SANDRA BOYCE

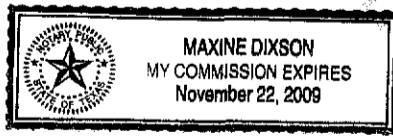
1296
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 07 2009
Amount Paid \$ 5523.00
By Skagit Co. Treasurer
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS

I certify that I know or have satisfactory evidence that CRAIG BOYCE and SANDRA BOYCE (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: 4-27-9

Notary Public in and for the State of TEXAS
Residing at
My appointment expires: 11-22-9



THE UPS STORE
3005 S. LAMAR BLVD. D-109
AUSTIN, TEXAS 78704
PH. 512-707-8600

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.



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