When Recorded Return to:
SABRINA BAKER
1603 / 1607 Township Street
Sedro Woolley WA 98284

200604040086
Skagit County Auditor
4/4/2006 Page 1 of 2 11:35AM

Chicago Title Company - Island Division
Order No: IMV1674 MKP
IC30251

STATUTORY WARRANTY DEED

THE GRANTOR TERESA L. IVERSEN and ERIK A. IVERSEN, wife and husband

for and in consideration of One Hundred Eighty-Five Thousand and 00/100...($185,000.00) DOLLARS

in hand paid, conveys and warrants to

SABRINA BAKER, a single person

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

Lots 1 and 2, Block 77, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Tax Account No.: 4150-077-002-0006 P76130

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: March 30, 2006

ERIK A. IVERSEN 04/01/06 Date

TERESA L. IVERSEN 04/01/06 Date

#1584
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 04 2006
Amount Paid $ 3298.00
Skagit Co. Treasurer
By Deputy

LPB No. 10

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that ERIK A. IVERSEN and TERESA L. IVERSEN the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4-1-06

Karri Wyman

Notary Public in and for the State of Washington
Residing at Kent
My appointment expires: 4-15-10

Notary Public
State of Washington
KARRI WYMAN
My Appointment Expires Apr 15, 2010

LPB No. 10

200604040086
Skagit County Auditor
4/4/2006 Page 2 of 2 11:35AM

UNOFFICIAL DOCUMENT